

Regular Meeting of the Mt. Pleasant City Commission

Monday, July 13, 2026

7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

1. Monthly report on police related citizen complaints.
2. Notice of Temporary Traffic Control Order #1-2026, #2-2026, and #3-2026.
3. Correspondence from resident with ordinance suggestions.
4. Correspondence from community partner regarding housing-related concerns.

CONSENT ITEMS:

5. Approval of minutes from the regular meeting held June 22, 2026.
6. Approval of minutes from the closed session held June 22, 2026.
7. Consider Broadway Theater Request for Club License.
8. Consider approval of the purchase of a mobile electric generator for the Water Department from Americas Generators, Inc. for \$98,990.
9. Approval of Payrolls & Warrants.

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

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PUBLIC HEARINGS:

NEW BUSINESS:

10. Consider resolution to authorize the issuance of up to \$30,000,000 of revenue bonds for the water plant improvement project.
11. Consider approval of the contract awards for the WTP Pump and Storage Improvements Project to Sorensen Gross (\$25,456,000), the Ranney Well Lateral Rehabilitation and Installation Project to Reynolds Construction (\$2,249,970), and the 2027 Galvanized Service Line Replacements to The Isabella Corporation (\$104,550), authorize execution of the contract documents for each project, approve any necessary budget amendments, and adopt the attached resolution formalizing these awards.
12. Consider approval of the professional services contract with Fishbeck for Phase II construction engineering services in the not-to-exceed amount of \$1,576,000.
13. Consider Construction Options for City Hall Upper South Walkway.
14. Discussion to add Disclosure of Conflicts of Interest / Opportunity for Recusal as a standing item to the City Commission agenda.
15. Consider Survey of City Boards and Commissioners from Appointments Committee.
16. Reflection on Sister City Okaya Delegation Exchange.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

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RECESS:

CLOSED SESSION:

17. Consider closed session pursuant to Section 8(1)(e) of the Open Meetings Act to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation.

ADJOURNMENT:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

TO: MAYOR AND CITY COMMISSION

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

JULY 13, 2026

Proclamations and Presentations:

Receipt of Petitions and Communications:

2. Notice of Temporary Traffic Control Order #1-2026, #2-2026, and #3-2026.
 - a. The following TCO's have been adopted by the Traffic Control Committee:
 - TCO #1-2026: Changes times on the two 15-minute limited parking signs on the first two angled parking spaces on the north side of Maple Street east of Arnold Street in front of 701 E. Maple Street to now read "15 Min Parking 7:30am – 6:30pm M-F".
 - TCO #2-2026: Places "No Parking Here to Corner" sign on the north side of Maple west of Mission, 15' west of fire hydrant at northwest corner on Maple and Mission.
 - TCO #3-2026: Places a no parking sign in the small island immediately south of the entrance to city downtown parking lot 4 from Washington Street to prevent vehicles from blocking the 2 driveways on either side of the island.

Consent Items:

7. Consider Broadway Theater Request for Club License.
 - a. Representatives from the Broadway Theatre are pursuing a liquor license known as a "Club License". This is an alcohol sales license that allows the venue to sell alcoholic beverages to club members of the appropriate age. Those members will be required to pay an annual dues amount and are able to elect members of the board of directors. In order to pursue this license, the City of Mt. Pleasant must approve the attached form in your packet. This form will then be provided to the State in its consideration of the license request.
8. Consider approval of the purchase of a mobile electric generator for the Water Department from Americas Generators, Inc. for \$98,990.
 - a. Staff recommends the purchase of a mobile electric generator as stated in the title of this business item. The unit is used to power well pumps during an electrical outage. Americas is not the low bidder however, staff believes that the price in combination with the performance and features of this generator outweigh the additional cost.

Public Hearings:

New Business:

10. Consider resolution to authorize the issuance of up to \$30,000,000 of revenue bonds for the water plant improvement project.
 - a. The City will need to move forward with bonding for the full \$30 million as previously planned for the Water Treatment Plant Rehabilitation Project Phase 2. The attached Resolution is required for the City to complete this bonding. The Resolution was provided by the City's finance consultant and bond attorney. As a reminder, the State of

Michigan is providing \$6.4 million in principal forgiveness in association with this program.

The attached Resolution also sets forward water usage rate increases to meet the necessary annual requirements for paying the debt service. The rate structure is proposed by the City's Financial Consultants at Bedzinski Co. and sets forward rate increases for water service as follows:

- 2027 6% increase
- 2028 6% increase
- 2029 6% increase
- 2030 3% increase
- 2031 3% increase
- i. Recommended Action: A motion to adopt the Resolution as presented.

11. Consider approval of the contract awards for the WTP Pump and Storage Improvements Project to Sorensen Gross (\$25,456,000), the Ranney Well Lateral Rehabilitation and Installation Project to Reynolds Construction (\$2,249,970), and the 2027 Galvanized Service Line Replacements to The Isabella Corporation (\$104,550), authorize execution of the contract documents for each project, approve any necessary budget amendments, and adopt the attached resolution formalizing these awards.

- a. The City has been working on the rehabilitation of its Water Treatment Plant since last year. Phase 1 of this rehabilitation was an estimated cost of \$13 million with \$2.3 million in principal forgiveness provided by the State. This included replacement equipment that had reached its end-of-life cycle, a rehabilitation of the filter gallery, SCADA upgrade, and other rehabilitation of various components.

Phase 2 will include pump and storage improvements to increase water reliability, Ranney well lateral rehabilitation to ensure the ability to collect high-quality water, and galvanized service line replacement as required by the State of Michigan. The above totals are roughly \$28 million of the project budget total. With the addition of design engineering (already awarded), construction engineering, the generator in the consent agenda from this evening, and \$1 million contingency, the total cost of Phase 2 is just under \$32 million. The State has awarded \$6.4 million in principal forgiveness on the loan for these improvements.

Staff recommends that the above contracts are awarded as listed. Staff will provide an overview of the project and answer any questions that you may have at the 07/13 meeting.

- i. Recommended Action: A motion to approve the contract awards for the WTP Pump and Storage Improvements Project to Sorensen Gross (\$25,456,000), the Ranney Well Lateral Rehabilitation and Installation Project to Reynolds Construction (\$2,249,970), and the 2027 Galvanized Service Line Replacements to The Isabella Corporation (\$104,550), authorize execution of the contract documents for each project, approve any necessary budget amendments, and adopt the attached resolution formalizing these awards.

12. Consider approval of the professional services contract with Fishbeck for Phase II construction engineering services in the not-to-exceed amount of \$1,576,000.
- a. The aforementioned construction project will require additional construction engineering services to ensure quality control, oversight, State required documentation, tracking, and occasional advocacy and consulting. The City has worked with Fishbeck engineering during Phase 1 of the Water Treatment Plant rehabilitation project. They are also the firm that designed the needed improvements. Staff recommends the approval of a contract with Fishbeck engineering in a not to exceed amount of \$1,576,000.
 - i. Recommended Action: A motion to approve the professional services contract with Fishbeck for Phase II construction engineering services in the not-to-exceed amount of \$1,576,000, along with an amendment to the Water Department budget as necessary to cover these services during the construction period beginning later this year.
13. Consider Construction Options for City Hall Upper South Walkway
- a. On the south side of City Hall there is a walkway that allows people access to the second floor of City Hall from Broadway Street. This walkway has corroded since its initial installation roughly 20 years ago due to it being made of steel and the use of salt on the walkway during the winter. The City has three options to address the issue:
 - Complete replacement of the walkway will cost \$94,000 to \$125,000 and it is assumed that the replacement will last another 20 years.
 - Rehabilitation of the existing walkway will cost \$40,000 to \$45,000 and last only about 10 years.
 - Removal of the walkway and constructing an entrance at grade will be nearly budget neutral.
 - i. Recommended Action: Given the above options, staff believes that the removal and construction of an at grade entrance is the best use of City resources. It provides the same level of access that the current walkway does with much less additional cost compared to the other options. For reference, the upper walkway was not part of the original building design and was added to the building later.

Work Session:

Closed Session:

17. Consider closed session pursuant to Section 8(1)(e) of the Open Meetings Act to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation.
- i. Recommended Action: A motion to enter closed session pursuant to subsection 8(1)(e) of the Open Meetings Act to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation.

[illegible]



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO.

1-2026

Issued By:

Steve Tewari
Traffic Engineer

Date: 3/19/26

Signs/work by:

[Signature]
Street Department

Date: 6/10/24

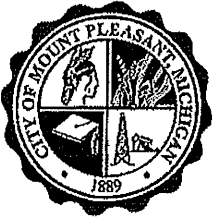
Filed/ Attested:

City Clerk

Date: _____

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Change times on the two 15-minute limited parking signs on the first two angled parking spaces on the north side of Maple Street east of Arnold Street in front of 701 E. Maple Street. Signs to read "15 MIN PARKING 7:30 am-6:30 pm M-F".



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO.

2-2026

Issued By: Steve Tewari
Traffic Engineer

Date: 3/19/2026

Signs/work by: Maple
Street Department

Date: 6-30-26

Filed/ Attested: _____
City Clerk

Date: _____

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place "No Parking Here To Corner" sign on the north side of Maple west of Mission, 15' west of fire hydrant at northwest corner on Mission/Maple.



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO.

3-2026

Issued By: Atain Tewari
Traffic Engineer

Date: 3/19/2026

Signs/work by: [Signature]
Street Department

Date: 6-30-26

Filed/ Attested: _____
City Clerk

Date: _____

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place a no parking sign in the small island immediately south of the entrance to city downtown parking lot 4 from Washington Street to prevent vehicles from blocking the 2 driveways on either side of the island.

From: [Alice Ciccu](#)
To: [comment comment](#)
Subject: Input to the City Commission
Date: Sunday, July 5, 2026 8:09:17 AM

STOP. THINK. READ. THINK AGAIN. EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

July 5, 2026

City of Mt. Pleasant
City Commission

Dear Commissioners,

I am writing to reiterate my in-person comments from June 22 as my written thoughts can be communicated more clearly. These are ideas for the commission to consider to improve the city making it more attractive to businesses, new residents, as well as visitors.

1. **Vacant Building Ordinance.** Although there is an ordinance in the Building Codes (150.32) that refers to abandoned buildings, there is nothing about how long a building can remain vacant. There are several prominent properties that have remained vacant for decades, or at least one decade, that detract from the community. As an example, the old SBX building has been vacant for over 20 years, at least. It takes up a half city block and could be used to develop a “pocket neighborhood” or other type of badly needed housing. Another example is the store front next to Sleepy Dog books. This is right in the middle of downtown and the empty store front is a blight on our downtown area. I am sure there are many more, but we need an ordinance of some sort that requires building owners to sell or develop/improve their buildings within a reasonable timeframe.

From my minimal research it doesn't look like there are too many ordinances in other cities that require action from vacant building owners, but there are many that require registration along with a registration fee that offsets actual costs to the city. I've attached a report from Illinois on how to potentially address vacant buildings through Vacant Building Ordinances. The one most interesting is Wilmington, DE that requires vacant buildings to be registered, accompanied by a registration fee, and the fee increases for every year the property remains vacant. Having a one-time \$500 Vacant Building Registration fee is not much of a deterrent, but maybe putting in one that increases over time would help.

In almost every meeting I've attended or read the minutes of over the past few years, there has been a comment about the lack of affordable housing in the city and the

bemoaning of being land-locked and no way to get additional land.

- I wonder how much land could be freed up for housing if we took an aggressive stance on vacant buildings and if the zoning board used their zeal for rezoning on some of these properties from commercial to residential.
- Along with that, maybe an additional review of our rental percentage – how much of Mt. Pleasant residential housing is a rental vs. owner-occupied. How much should there be?
- How much is dedicated to short-term rentals (STRs)? I don't think this is an issue for Mt. Pleasant, but the growth of STRs in some communities is limiting the amount of affordable housing for residents in many communities worldwide. Should we be proactive?
- Slightly related, I fully support a tenants-rights organization/ordinance, but I'm not sure much has been done besides talk. I understand there is a subcommittee, but I don't know that they have met yet.

2. **1% Public Art Ordinance.** I would like the commissioners to consider enacting a public art ordinance similar to the one in [King County Washington](#). This act, which was implemented in 1973 requires all public and commercial development or improvements to set aside 1% of the cost of the project for public art. Over the past 50 years this has dramatically increased the amount of public art in the city that not only makes it attractive for residents but is also a draw for visitors as well as supporting the local artist community.

“The program specifies that 1% of eligible city capital improvement project funds be set aside for the commission, purchase, and installation of artworks in a variety of settings. By providing opportunities for individuals to encounter art in parks, libraries, community centers, on roadways, bridges and other public venues, they simultaneously enrich citizens' daily lives and give voice to artists.”

Art is not just the purview of the building project but “Artworks are commissioned through a public process. Panels comprised of professional visual artists along with community and City representatives evaluate the artist applicants.”

What this means in practice is that even transit stations have public art. That even a warehouse upgrade has public art somewhere on it's property, but visible to passersby. Maybe a wall mural or something attached to the fence.

Thank you for your consideration.

Alice Ciccu
419 S. Fancher
Mt. Pleasant, MI

June 24, 2026

To the City Commission,

I am writing to request that the following concern be entered into the public comment.

I am the Executive Director of Art Reach and the President of the Isabella Nonprofit Housing Corporation. Art Reach owns 4 apartments that are managed by a locally owned management company. Immanuel Village is a 26 unit complex owned by Immanuel Lutheran Church and governed by the Isabella Nonprofit Housing, and managed by Samaritas. Although I do not reside in the City of Mt. Pleasant currently, I am invested in the success of the City and have a vested interest.

A situation recently arose involving Mayor Boomer Wingard and a residential lease held with a local nonprofit housing provider. After purchasing a home, the Mayor sought to be released from his lease obligation without penalty. It is my understanding the property management company had offered assistance in locating a replacement tenant and mitigating loss, but those efforts were not pursued. The matter was then brought directly to the nonprofit for consideration by Mayor Wingard.

While no explicit threat was made, I felt significant pressure due to the reality that our organization relies heavily on cooperation and partnership with the City. Whether intended or not, the circumstances created the appearance that an elected official was seeking special consideration that would not typically be available to other tenants.

I find this particularly concerning given he was presented with a fair solution from the property management company, but chose to go this route. Further he chose it during a time of the City's ongoing discussions regarding tenant rights, landlord obligations, and housing policy. At a time when our community is actively debating fairness and accountability within the rental housing system, it is inappropriate for a public official to seek relief from a contractual obligation based on personal convenience while participating in those broader discussions. I think it is important the community is aware.

My concern extends beyond this individual situation. Contracts are the foundation of trust and accountability in any community. Residents are expected to honor the agreements they voluntarily enter or accept the consequences of ending those agreements early. Likewise, landlords are expected to honor their commitments and cannot simply disregard a lease because a more profitable arrangement presents itself. The integrity of our housing system depends on both parties being held to the agreements they voluntarily make. Fairness requires that the same standard apply equally to everyone, regardless of title, influence, or position within the community. I do not offer this statement to assign motives or make accusations. Rather, I believe this incident is relevant to the public's understanding of those discussions. The community deserves to know not only what policies are being proposed, but also the perspectives and attitudes that may be influencing those proposals. When an elected official seeks exemption from obligations that would ordinarily apply to any other tenant, it naturally raises questions about how fairness is defined and to whom that fairness is intended to apply. These are legitimate considerations for residents evaluating the direction of future housing policy.

Respectfully,



Amy C. Powell
Executive Director, Art Reach of Mid Michigan
President, Isabella Nonprofit Housing Corporation

Minutes of the regular meeting of the City Commission held Monday, June 22, 2026, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Wingard called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Boomer Wingard & Vice Mayor Maureen Eke;
Commissioners Mary Alsager, Hanna Demerath, Amy Perschbacher & Grace Rollins

Commissioners Absent: Ryon Skalitzky

Others Present: City Manager Aaron Desentz and City Clerk Holly Schmeltzer

Proclamations and Presentations

Building Official Cory Donnell was introduced by Director of Community Services Phil Biscorner.

Director of Community Services Phil Biscorner announced that the 250th Celebration will be August 22, 2026 from 10 am to 5 pm.

Additions/Deletions to Agenda

Moved by Commissioner Alsager and seconded by Vice Mayor Eke to approve the Agenda as presented. Motion unanimously adopted.

Public Input on Agenda Items

James Moreno, 316 S. Arnold St.; and Marja Nothstine, 1361 S. Crawford, spoke on Agenda Item #8, former Mt. Pleasant Center Property.

Receipt of Petitions and Communications

Received the following petitions and communications:

2. Planning Commission May, 2026 regular meeting and work session minutes.
3. Correspondence from Justin Bailey, 712 Edgewood Dr., regarding Tenants Rights Committee.
4. Council of Governments June Agenda.

Mayor Wingard removed Item #6 from the Consent Calendar.

Moved by Mayor Wingard and seconded by Vice Mayor Eke to approve the Consent Calendar as amended. Motion carried.

Approve the following items on the Consent Calendar:

5. Minutes of the regular meeting of the City Commission held June 8, 2026.
6. Removed from Consent Calendar.
7. Payrolls & Warrants dated June 11, 2026 totaling \$652,541.39.

Motion carried.

Discussion on the future of the former Mt. Pleasant Center Property. No action taken.

Moved by Commissioner Perschbacher and seconded by Vice Mayor Eke to authorize the Mt. Pleasant Police Department to enter into an agreement with Axon Technology through December 1, 2036, and authorize Director of Public Safety Paul Lauria to execute the contract. Motion carried.

Announcements on City-Related Issues and New Business

Commissioner Demerath spoke on attending the Council of Governments meeting.

Commissioner Perschbacher reminded residents of the leash law and also spoke on Commissioners' votes and abstentions and encouraged the Commission to consider adding an agenda item to allow for discussion of abstentions and related matters.

Mayor Wingard reminded residents that a ZBA partial-term position is open for applications. He noted that a delegation from Japan is scheduled to visit Mt. Pleasant on June 26 and also spoke on the removal of a consumer easement agenda item due to Charter requirements as well as topics related to AI, data centers, and City Zoning Ordinances.

Public Comment on Agenda and Non-Agenda Items

Joseph Carreon, 109 N. Arnold St., spoke on ZBA votes and appeal variance approvals.

Justin Bailey, 712 Edgewood Dr., spoke on commissioner decisions.

Marja Nothstine, 1361 S. Crawford, spoke on the Crawford and Broomfield rezoning request.

Alice Ciccu, 419 S. Fancher St., spoke regarding data centers, housing needs, vacant buildings and public art.

Fabian Martinez, 602 W. Broomfield, spoke on housing and rentals.

The Commission recessed at 8:09 pm. and reconvened at 8:19 pm.

WORK SESSION- Discussion on Consumers Energy Renewable Energy Program.

Sustainability Coordinator Mason Squille-Peterson and Consumers Energy representative Ryan Buchinger led a discussion on Consumers Energy Renewable Energy Program.

The Commission recessed at 9:05 pm and reconvened at 9:10 pm.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to enter into Closed Session pursuant to subsection 8(c) of the Open Meetings Act for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.

AYES: Alsager, Demerath, Eke, Perschbacher, Rollins & Wingard

NAYS: None

ABSENT: Skalitzky

Motion carried.

Closed session ended at 9:40 pm. A separate set of minutes was taken for the closed session.

Mayor Wingard adjourned the meeting at 9:40 pm.

Boomer Wingard, Mayor

Holly Schmeltzer, City Clerk

Broadway Theater Request for Club License Approval Information

The State of Michigan offers multiple types of licenses for organizations/businesses to sell/serve alcoholic beverages. The Broadway has been using "Special Event" licenses for the past year which allows us to sell alcoholic beverages at the theater on a specific date for 24 hours. We can apply for these licenses up to ten times a year. Each event must be applied for and approved in advance. We have had a number of times when, once we have the event planned, we have applied for the license but not gotten our application approved in time to be able to serve alcoholic drinks at the event. We now offer a number (more than 10 a year) of adult focused events (Comedy Showcases, Music Concerts, Drag Shows) that would be enhanced by and at which there is demand for the serving of alcoholic beverages. *

The Friends of the Broadway is applying for another type of license that the state offers called a "Club License". Once this license is granted then an organization is able to sell alcohol on its premises only to bonafide club members who have attained the age of 21. The state defines a bonafide member as an individual who maintains current membership by the payment of annual dues, whose name and address is entered on the list of members, and who has voting rights to regularly elect the board of directors, officers, executive committee, or similar body that conducts the affairs and management of the club. The Friends of the Broadway has made changes to its bylaws to align with these requirements. We must also obtain approval from the City of Mt. Pleasant in order to obtain this license via the "Local Governmental Unit Approval Form (LCC-106)."

The three annual membership options that we have for sale are as follows:

Basic Membership - \$15

- Alcohol purchasing (for those 21+) (Pending State Club alcohol Sales License)
- Voting for Friends of the Broadway Trustees at the June meeting
- Email list

Prime Membership - \$30

- Alcohol purchasing (for those 21+) (Pending State Club alcohol Sales License)
- Voting for Friends of the Broadway Trustees at the June meeting
- Email list
- (1) \$1 off non-alcoholic drink per event
- (1) free regular popcorn
- Member Discounts (The Broadway will occasionally offer discounts to events at the theater such as a percentage off tickets when bought online through LUDUS, Free workshops, free movie passes to VHS night)
- No fees on all ticket purchases

Prime Family Membership - \$60

- Alcohol purchasing (for those 21+) (Pending State Club alcohol Sales License)
- Voting for Friends of the Broadway Trustees at the June meeting
- Email list
- (2) \$1 off non-alcoholic drinks per event
- (2) free regular popcorn or (1) free bucket of popcorn per event
- Member Discounts (The Broadway will occasionally offer discounts to events at the theater such as a percentage off tickets when bought online through LUDUS, Free workshops, free movie passes to VHS night)
- Seat savers for Playhouse Kids & Teens and Players shows (4 per performance)
- Early Camp Broadway registration with a family membership
- No fees on all ticket purchases

* The Friends of the Broadway reserves the right to not serve alcoholic beverages at events of their choosing.



Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (name of township, city, village)
called to order by _____ on _____ at _____
the following resolution was offered: (date) (time)

Moved by _____ and supported by _____
that the application from Friends of the Broadway
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Michigan Liquor Control Commission - Club License
(list specific licenses requested)

to be located at: 216 E. Broadway Street
and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: July 2, 2026
SUBJECT: Approve Mobile Electric Generator Purchase

Request

The City Commission is requested to approve the purchase of a mobile electric generator for the Water Department from Americas Generators, Inc., of Miami, Florida for \$98,990.

Reason

Bids were solicited for a 160 HP continuous-output mobile generator capable of simultaneous starting and continuously operating both a 100 HP and a 60 HP water well pump. The specifications also required start-up services, inspections, and staff training.

On Tuesday, June 23, 2026, the following bids were received.

Bidder	Lump Sum Price	Generator Bid
Aviate Enterprises, Inc. – Sacramento, CA	\$97,374.42	Generac® MDG150DF4
Americas Generators, Inc. – Miami, FL	\$98,990.00	Triton TP-RJD190-T4
Cougar Sales & Rentals, Inc. – Novi, MI	\$102,900.00	Generac® MDG150DF4
Kraft Power Corp. – Woburn, MA	\$108,410.40	Generac® MDG150DF4
ALS Construction Equip. – Bridgeport, MI	\$110,835.00	Generac® MDG150DF4
Morgan Ingland, LLC – Morgan Hill, CA	\$124,650.75	GenPowerUSA J160-60T4F-2SG No product info provided
O'Keefe Electric – Midland, MI	\$132,500.00	HIGHPOWER® Systems
Ancona Controls, Inc. – Wixom, MI	\$140,812.00	HRJW-190-T4F

Staff evaluated the responsive bids and recommends purchasing the Triton generator from Americas Generators, Inc. Although Aviate Enterprises submitted the lowest bid, staff determined that the proposed Triton generator offers greater performance capacity, enhanced operational features, and direct manufacturer support, providing the best overall value for the Water Treatment Plant's emergency power needs.

Key Technical Advantages

- **Higher Power Capacity:** The Triton generator is powered by a John Deere engine rated at 152 kW for continuous use and up to 165 kW for emergencies. This provides a safe buffer above the plant's estimated 120 kW power demand. The low bid from Aviate meets the minimum required capacity but leaves no room for future expansion or for the natural drops in electrical efficiency. That happen over time during everyday operations.
- **Fuel Capacity and Runtime:** The Triton unit includes a verified fuel capacity of more than 212 gallons, providing at least 24 hours of continuous operation at full load.
- **Controls and Diagnostics:** The Triton unit uses a Deep Sea DSE7420 digital controller, which is highly trusted in the industry. This system tracks events, diagnoses issues, and features customizable settings. This simplifies daily monitoring and allows staff to resolve issues quickly.
- **Trailer Mobility and Stability:** The heavy-duty trailer includes dual 5,000-pound axles and rear stabilizing jacks, making the unit well suited for routine transport and deployment.

Service and Support

- **Direct Manufacturer Support:** Americas Generators is the original equipment manufacturer for the proposed unit, providing direct access to technical support, warranty service, and replacement parts throughout the generator's service life.
- **Startup and Training:** Americas Generators' bid includes a \$7,000 allowance for factory-certified startup, commissioning, and staff training.
- **Additional Features:** The Triton comes with an insulated cover that reduces the noise level to around 66 decibels. It also includes a premium alternator and a built-in safety tray under the machine to prevent environmental damage from oil or fuel leaks.

Recommendation

I recommend the City Commission approve the purchase of a mobile electric generator for the Water Department from Americas Generators, Inc. for \$98,990. The purchase will be funded under the water fund.

06/25/2026

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 06/12/2026 - 06/25/2026

Check Date	Vendor Name	Description	Amount
06/25/2026	ACE PIERSON	MILEAGE REIMB METER READER JUNE 2026	11.17
06/25/2026	AIRGAS USA, LLC	SUPPLIES STREETS	144.34
06/25/2026	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #SR275	4,475.35
06/25/2026	ANGEL ALTERATIONS	DPS UNIFORM ALTERATIONS	16.00
06/25/2026	ART REACH OF MID MICHIGAN	PAINT THE PAVEMENT PAYMENT JUNE 2026	3,200.00
06/25/2026	BECKS BEES LLC	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	153.00
06/25/2026	BILL'S CUSTOM FAB, INC	CONTRACT SVCS- REPAIR FIRE DEPT	205.28
06/25/2026	BIOSAFE SYSTEMS	CHEMICALS WATER PLANT	1,305.69
06/25/2026	BLOCK ELECTRIC COMPANY	CONTRACT SVCS- REPAIR TOWN SQUARE BEER F	160.00
06/25/2026	BLUESTONE PSYCH	CONTRACT SVCS- EVALUATIONS	990.00
06/25/2026	BRITE - UPSTATE WHOLESALE SUPPLY	SUPPLIES DPS	160.00
06/25/2026	BRUCE JORCK	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	146.00
06/25/2026	CDW GOVERNMENT, INC	SUPPLIES GRANT COORDINATOR	1,963.86
06/25/2026	CEDAR LAKE GROWERS	FARMERS MKT TOKEN REIMBURSEMENT THRU JUN	92.00
06/25/2026	CENTRAL ASPHALT, INC	SUPPLIES WATER PLANT	1,196.59
06/25/2026	CENTRAL CONCRETE INC	SUPPLIES WATER PLANT	559.00
06/22/2026	CENTRAL MOTOR SPORTS	POLARIS PURCHASE MOTOR POOL	20,414.97
06/25/2026	CGS SAFETY TRAINING INC	TRAINING WRRF	1,360.10
06/25/2026	CHLOE HUETTIG	REIMB TRAINING MEALS JUNE 2026	136.00
06/25/2026	CHOP	TREE REMOVAL ON BROOMFIELD	6,400.00
06/25/2026	CONSUMERS ENERGY	UTILITIES DUE JUNE 22 2026	75,031.82
06/25/2026	COYNE OIL CORPORATION	SUPPLIES WRRF	786.50
06/25/2026	CUSTOM HEATING & PLUMBING, INC.	CONTRACTED SVCS- REPAIR AIRPORT	250.00
06/25/2026	DAVID GROTHAUSE	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	83.00
06/25/2026	DELTA COLLEGE	TRAINING NASH	600.00
06/25/2026	DENALI CONSTRUCTION & ENGINEERING	CONTRACT SVCS- INSTALL BIRD SCREEN	2,921.00
06/25/2026	DUSO LAW PLLC	PROSECUTORIAL SVCS RETAINER JUNE 2026	7,941.70
06/25/2026	FISHBECK - ENGINEERS/ARCHITECTS/	DWSRF WTP PUMP AND STORAGE IMPRO- FINAL	227,540.59
06/25/2026	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS THRU MAY 2026	4,627.62
06/25/2026	FREDRICKSON SUPPLY, LLC	SUPPLIES MOTOR POOL	54.55
06/25/2026	GALLS, LLC	UNIFORMS - POLICE	92.65
06/25/2026	GLOBAL ENVIRONMENTAL CONSULTING LLC	CONTRACT SVCS- WRRF	1,000.00
06/25/2026	HIGHSTREET INSURANCE SERVICES	RENEWAL OF AIRPORT INSURANCE	8,599.00
06/25/2026	IIA LIFTING SERVICES INC	CONTRACT SVCS- SAFETY INSPECTION WATER P	1,500.75
06/25/2026	JAMES HOLTON	REIMB GRAVEL DRIVE APPROACH PAVING	450.00
06/25/2026	JBS CONTRACTING, INC	CONTRACT SVCS - AIRPORT REPAIR	1,208.00
06/25/2026	JENNA LANG	REIMB PEAK SUMMER OVERPAYMENT RECEIVED S	350.00
06/25/2026	JOHN MONAHAN	FARMERS MKT TOKEN REIMB THRU JUNE 13 26	23.00
06/25/2026	JOSH SCHAEFFER	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	10.00
06/25/2026	KAREN FENTON	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	55.00
06/25/2026	KENNEDY INDUSTRIES, INC	SUPPLIES WRRF	4,182.15
06/25/2026	KENNY TRUCKING & EXCAVATING	REFUND FOR PERMIT FEES	80.00
06/25/2026	KOPY KORNER	BUSINESS CARDS- MULTI DEPT	96.50
06/25/2026	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #PNA03483	1,518.05
06/25/2026	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #PNA03469	724.34
06/25/2026	KUSSMAUL ELECTRONICS, LLC	CONTRACT SVCS DPS	424.43
06/25/2026	LANCE SCHOONOVER	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	21.00
06/25/2026	LEVEL UP ROOFING LLC	CHILL PROGRAM 626 S FANCHER	13,084.24
06/25/2026	LITHOPREP	SUPPLIES BUSINESS CARDS DPS	80.00
06/25/2026	MANER COSTERISAN	CONTRACT SVCS- FINANCE ASSISTANT	12,633.50
06/25/2026	MICHAEL BRYANT	REIMB TRAINING MEALS JUNE 26	136.00
06/25/2026	MID MICHIGAN AREA CABLE	CABLE SERVICE FEE PART OF 1ST QT FRANCHI	408.00
06/25/2026	MID-MICHIGAN INDUSTRIES	CONTRACTED SVCS- DPS	86.23
06/25/2026	MIRANDA FERN LEY	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	60.00
06/25/2026	MISTER CAR WASH	CAR WASHES DPS MAY 2026	578.00
06/25/2026	MML WORKERS' COMPENSATION FUND	POLICY PREMIUM 5000130-26 FROM JULY 26	83,478.00
06/25/2026	MRWA	ANNUAL DUES WATER	1,050.00

06/25/2026	MT. PLEASANT FENCE SASH & DOOR	SUPPLIES WATER PLANT	91.98
06/25/2026	MYMICHIGAN HEALTH	CONTRACT SVCS 700002727 HR NEW HIRE MAY	3,990.00
06/25/2026	NCL OF WISCONSIN	CHEMICALS WATER PLANT	496.02
06/25/2026	NICHOLE BREWER	FARMERS MKT TOKEN REIMBURSEMENT THRU JUN	125.00
06/25/2026	NUTRIGRO ENVIRONMENTAL SOLUTIONS	BIOSOLIDS HAULING	22,932.00
06/25/2026	NYE UNIFORM COMPANY	UNIFORMS - DPS	187.62
06/25/2026	NYLEA'S GARDEN	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	256.00
06/25/2026	OWEN KOLE	REIMB PHONE JUNE 2026	50.00
06/25/2026	PAPAS PUMPKIN PATCH	FARMERS MKT REIMB THRU JUNE 13 2026	152.00
06/25/2026	PARKER UNITED FARMS	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	229.00
06/25/2026	PETTY CASH- MAEGAN LONG	REPLENISH PETTY CASH FIRE DEPT JUNE 26	60.00
06/25/2026	PHILIP BISCORNER	REIMBURSEMENT ADULT SOFTBALL CANCELLATIO	15.00
06/25/2026	PREIN & NEWHOF	CONTRACT SVCS- 2250798 BROADWAY & MOSHER	1,257.50
06/25/2026	PRO COMM, INC	CONTRACT SVCS- DPS	1,220.00
06/25/2026	RCL CONSTRUCTION CO. INC	WTP IMPROVEMENTS PHASE 1 THRU MAY 2026	147,690.83
06/25/2026	REBECCA SWAREY	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	20.00
06/25/2026	REVOLUTION ELECTRIC LLC	CHILL PROGRAM 626 FANCHER	1,850.00
06/25/2026	SARAH FAN	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	7.00
06/25/2026	STATE OF MICH-MI ARMY NATL GUARD	SUPPLIES DPS	3,692.71
06/25/2026	STEPHEN FULLER	FARMERS MKT TOKEN REIMB THRU JUNE 13 26	17.00
06/25/2026	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	478.77
06/25/2026	SUMMIT FIRE PROTECTION	SUPPLIES STREETS	686.00
06/25/2026	SUPERION, LLC	ANNUAL RMS SUBSCRIPTION JUNE 26 TO JUNE	29,520.18
06/25/2026	T.H. EIFERT, LLC	CONTRACT SVCS- CITY HALL REPAIR	296.00
06/25/2026	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS - PICKARD & MISSION	113.50
06/25/2026	TINA CAPUSON	FARMERS MKT TOKEN REIMB THRU JUNE 13 202	153.00
06/25/2026	TRAVIS WELSH	REIMBURSEMENT PHONE MAY 2026	40.99
06/25/2026	TRENTON DOSCH	REIMB TRAINING MEALS AND MILEAGE JUNE 20	372.35
06/25/2026	TRUGREEN	CONTRACT SVCS - LAWN SERVICE DPS	53.47
06/25/2026	TYLER LOOMIS	REIMBURSEMENT CELL PHONE JUNE 2026	50.00
06/25/2026	UNIFIRST CORPORATION	MOTOR POOL MATS	150.43
06/25/2026	USA SOFTBALL OF MICHIGAN	SUPPLIES RECREATION SOFTBALL	148.00
06/25/2026	VEGA AMERICAS, INC	SUPPLIES WRRF	6,772.04
06/25/2026	WILLIAMS & WORKS	CONTRACT SVCS CITY HALL RETAINING WALL P	6,502.52
06/25/2026	YEO & YEO TECHNOLOGY	MONTHLY AGREEMENT JUNE 2026	1,213.50
Bank COMM COMMON CASH			
COMM TOTALS:			
Total of 92 Checks:			725,745.38
Less 0 Void Checks:			0.00
Total of 92 Disbursements:			725,745.38

07/09/2026

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 06/26/2026 - 07/09/2026

Check Date	Vendor Name	Description	Amount
07/09/2026	ALEXANDER MATTHEWS	REIMBURSEMENT - PPE FOOTWEAR JUNE 26	100.00
07/09/2026	ALMA BOLT COMPANY	SUPPLIES WRRF	115.72
07/09/2026	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #MC569	6,420.86
07/09/2026	ANGIE MCCANN	REIMBURSEMENT MILEAGE THRU JUNE 2026	13.05
07/09/2026	ATTIC EXPERTS LLC	CHILL PROGRAM 626 S FANCHER	2,119.00
07/09/2026	AVFUEL CORPORATION	AIRPORT FUEL JUNE 2026	14,004.98
07/09/2026	BILL BRICKNER	REIMBURSEMENT PHONE DUE JULY 26	71.75
07/09/2026	BOUND TREE MEDICAL, LLC	SUPPLIES FIRE	847.26
07/09/2026	BRUCE JORCK	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	579.00
07/09/2026	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS - AIRPORT ANSWERING SVC -	134.49
07/09/2026	CAMERON SMITH	REIMBURSEMENT TRAINING MEALS JUNE 2026	244.00
07/09/2026	CDW GOVERNMENT, INC	SUPPLIES WATER PLANT	5,659.70
07/09/2026	CEDAR LAKE GROWERS	FARMERS MKT TOKEN REIMBURSEMENT THRU JUN	46.00
07/09/2026	CENTRAL CONCRETE INC	SUPPLIES SIDEWALK REPLACEMENT	1,085.00
07/09/2026	CENTRAL MICHIGAN UNIV - MAILROOM	POSTAGE/HANDLING - DAILY JUNE 2026	3,251.94
07/09/2026	CHOP	TREE TRIMMING MULTI LOCATIONS	20,102.50
07/09/2026	CHRISTINA PARRISH	REIMB TRAINING MILEAGE AND MEALS	568.91
07/09/2026	CINTAS CORP	WRRF CLEANING SUPPLIES/FIRST AID	29.31
07/09/2026	CORE TECHNOLOGY CORPORATION	CONTRACT SVCS- TIMS SOFTWARE SUBS	3,960.00
07/09/2026	CORY DONNELL	REIMB MILEAGE JUNE 2026	99.91
07/09/2026	COYNE OIL CORPORATION	FUEL DPW	16,723.93
07/09/2026	CREEKSIDE FARM & NURSERY	FARMERS MKT TOKEN REIMB THRU JUNE 27 202	22.00
07/09/2026	CUSTOM HEATING & PLUMBING, INC.	CONTRACT SVCS AIRPORT AC REPAIR	4,194.00
07/09/2026	DANIEL SODIN	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	87.00
07/09/2026	DETROIT SALT COMPANY	SUPPLIES ROCK SALT STREETS	3,410.13
07/09/2026	DOUGIE'S FRESH PRODUCE AND SYRUP	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	257.00
07/09/2026	E&S GRAPHICS	SUPPLIES PARKS SIGN	201.95
07/09/2026	EFFECTIVE FITNESS COMBATIVES	TRAINING DPS	1,397.00
07/09/2026	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE PREMIUMS - JULY 2026	1,242.18
07/09/2026	FISHER SCIENTIFIC	CHEMICALS WATER PLANT	188.76
07/09/2026	FLEIS & VANDENBRINK	MID MI/GKB NORTH CONNECT	1,900.00
07/09/2026	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE JUNE 2026	193.20
07/09/2026	GABRIEL ROEDER SMITH & COMPANY	ANNUAL ACTUARIAL VALUATION	12,000.00
07/09/2026	GALLS, LLC	UNIFORMS - POLICE	271.86
07/09/2026	GRANGER	WASTE PICK UP MULTI DEPT	1,630.81
07/09/2026	GRAYMONT WESTERN LIME INC.	CHEMICALS WATER PLANT	10,639.49
07/09/2026	GREEN SCENE LANDSCAPING, INC.	MOWING SERVICE 17-000-09216-00	187.26
07/09/2026	GREEN SPOT PUB	MISSION/PICKARD DDA INCENTIVE GRANT	20,000.00
07/09/2026	HARRELLS LLC	SUPPLIES PARKS	27.00
07/09/2026	HURST MECHANICAL	CONTRACT SVCS WRRF	964.67
07/09/2026	INFOSEND, INC	MONTHLY SUPPORT FEE JUNE 2026	3,830.04
07/09/2026	J&B ACRES	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	7.00
07/09/2026	JASON MOORE	REIMB MILEAGE MAY THRU JUNE 2026	139.35
07/09/2026	JASON VANLIEW	REIMBURSEMENT - PHONE APRIL THRU JUNE 20	150.00
07/09/2026	JENNIFER HEITMAN	REIMBURSEMENT TRAINING MEALS JUNE 26	136.00
07/09/2026	JILL JAKUBOWSKI	CONTRACT SVCS- PEAK	120.00
07/09/2026	JOHNSON DOOR & CENTRAL VAC INC.	CONTRACT SVCS- DPS	180.00
07/09/2026	KAREN FENTON	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	25.00
07/09/2026	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #507	123.76
07/09/2026	LAKE STATE SUPPLY	SUPPLIES PARKS	364.88
07/09/2026	LANCE SCHOONOVER	FARMERS MKT TOKEN REIMB THRU JUNE 27 202	26.00
07/09/2026	LANDON ALEXANDER	FARMERS MKT TOKEN REIM THRU JUNE 27 2026	199.00
07/09/2026	MANUELA POWIDAYKO	REIMBURSEMENT - TRAINING MILEAGE MAY 202	101.50
07/09/2026	MCGUIRK SAND & GRAVEL INC	2026 CITY HALL RETAINING WALL- PAY 1	684,517.50
07/09/2026	MICHIGAN CAT	SUPPLIES MOTOR POOL	598.70
07/09/2026	MID MICHIGAN AREA CABLE	VIDEO PRODUCTION - JULY 2026	450.00
07/09/2026	MID-MICHIGAN INDUSTRIES	RECYCLING AT DPS	90.48

07/09/2026	MIRANDA FERN LEY	FARMERS MKT TOKEN REIMB THRU JUNE 27 202	111.00
07/09/2026	MISTER CAR WASH	CAR WASHES DPS JUNE 2026	442.00
07/09/2026	NCL OF WISCONSIN	SUPPLIES WRRF	1,165.46
07/09/2026	NICHOLE BREWER	FARMERS MKT TOKEN REIMBURSEMENT THRU JUN	25.00
07/09/2026	NYLEA'S GARDEN LLC	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	246.00
07/09/2026	PAPAS PUMPKIN PATCH	FARMERS MKT REIMB THRU JUNE 27 26	480.00
07/09/2026	PARKER UNITED FARMS	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	176.00
07/09/2026	PHILIP BISCORNER	REIMBURSEMENT PHONE MARCH AND APRIL 2026	100.00
07/09/2026	PLEASANT THYME HERB FARM	SUPPLIES FLOWERS FOR DTWN	10,567.00
07/09/2026	PMG SM HOLDINGS LLC - SEALMASTER	SUPPLIES STREETS	15,547.04
07/09/2026	POL VETERINARY SERVICES	CONTRACT SVCS CODE ENF ANIMAL CONTROL	22.17
07/09/2026	PRO COMM, INC	REPAIR COMMUNICATIONS DPS	3,625.00
07/09/2026	PURITY CYLINDER GASES INC	RENTAL WRRF	41.73
07/09/2026	REBECCA SWAREY	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	16.00
07/09/2026	RENEE EARLE	REIMB AD FEE FM MARKET MAY 2026	272.00
07/09/2026	REVIZE	CONTRACT SVCS - ANNUAL HOSTING AND MAINT	6,900.00
07/09/2026	RICHIE, MARY	UB refund for account: 232-58001-00	41.36
07/09/2026	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - JUNE 2026	6,136.52
07/09/2026	SARAH FAN	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	106.00
07/09/2026	SEAN CHRISTIE	REIMB PHONE JULY 2026	50.00
07/09/2026	SINGLESOURCE LCS	SUPPLIES PARKS	442.80
07/09/2026	SPECTRUM PRINTERS, INC.	SUPPLIES ELECTIONS	135.02
07/09/2026	STAPLES	SUPPLIES CITY HALL	382.34
07/09/2026	T.H. EIFERT, LLC	CONTRACT SVCS- REPAIR AT CITY HALL	548.35
07/09/2026	THE CHEESE PEOPLE OF GRAND RAPIDS	FARMERS MKT TOKEN REIMB THRU JUNE 27 26	83.00
07/09/2026	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS - DDA OPS	1,105.50
07/09/2026	THOM SLUSHER	CONTRACT SVCS- GOLF INSTRUCTIONS 2026	3,352.50
07/09/2026	TYLER BURROWS	REIMBURSEMENT TRAINING MEALS JUNE 26	244.00
07/09/2026	ULLIANCE, INC	EMPLOYEE ASSISTANCE PROGRAM 3RD QTR	1,875.00
07/09/2026	UNIFIRST CORPORATION	MOTOR POOL MATS	200.00
07/09/2026	USABLUEBOOK	SUPPLIES WRRF	3,756.40
07/09/2026	VALET AUTO CARE, INC	FIRE DEPT VEHICLE MAINTENANCE	5,326.00
07/09/2026	VALLEY CITY SIGN	CONTRACT SVCS- PARKS	5,500.00
07/09/2026	VANCE OUTDOORS, INC.	POLICE TRAINING SUPPLIES	3,479.25
07/09/2026	WALTON HEATING-COOLING-PLUMBING-	CONTRACT SVCS- AC REPAIR WRRF	350.00
07/09/2026	WRIGHT EXPRESS FINANCIAL SERVICES	CITY CREDIT CARD PAYMENT	89,470.92
07/09/2026	YEO & YEO TECHNOLOGY	REMOTE SUPPORT WRRF	165.00
Bank COMM COMMON CASH			

COMM TOTALS:

Total of 117 Checks:	988,537.19
Less 0 Void Checks:	0.00
Total of 94 Disbursements:	988,537.19

**CITY OF MT. PLEASANT
(Isabella County, Michigan)**

RESOLUTION NO. _____

**RESOLUTION TO AUTHORIZE ISSUANCE OF
WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BONDS, SERIES 2026**

Minutes of a regular meeting of the City Commission of the City of Mt. Pleasant, Isabella County, Michigan, held in the City Hall on July 13, 2026, at _____ p.m., local time.

PRESENT: _____

ABSENT: _____

The following Resolution was offered by Member _____ and supported by Member _____:

WHEREAS, pursuant to Act 94, Public Acts of Michigan, 1933, as amended (the “Act”) the City Commission of the City of Mt. Pleasant (the “City”) has determined to make improvements to the City’s Water Supply System; and

WHEREAS, the improvements will enable the City to provide more efficient and better quality public services to the users of the Water Supply System; and

WHEREAS, the improvements shall be financed in part by the issuance of revenue bonds or other evidences of indebtedness in accordance with the Act; and

WHEREAS, the Act permits the City to authorize, within limitations which shall be contained in the authorizing resolution, an officer to sell, deliver and receive payment for obligations, and to approve interest rates or methods for fixing interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, optional or mandatory redemption rights, place of delivery and payment, and other matters and procedures necessary to complete an authorized transaction.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. DEFINITIONS. Except as provided in this Resolution, the definitions contained in the Prior Resolution (defined below) shall apply to the terms in this Resolution. In addition, whenever used in this Resolution except when otherwise indicated by context, the following definitions shall apply to the terms in this Resolution:

(a) “Authority” means the Michigan Finance Authority created by Executive Order 2010-2, which, among other things, transferred to the Michigan Finance Authority the

powers, duties and functions of the Michigan Municipal Bond Authority, created and established pursuant to Act 227, Public Acts of Michigan, 1985, as amended.

(b) “Authorized Officer” means the Mayor, the City Manager, the Finance Director, the Treasurer, and the Clerk of the City, or any one or more of them.

(c) “Bonds” as defined in the Prior Resolution shall include the Series 2026 Bonds which are being issued as Additional Junior Lien Bonds under Section 21 of the Prior Resolution.

(d) “Construction Fund” shall mean the 2026 Water Supply System Junior Lien Revenue Bonds Construction Fund created pursuant to Section 13.

(e) “Contract Documents” means the Purchase Contract between the City and the Authority, the Supplemental Agreement by and among the City, the Authority, and the State of Michigan acting through the Department of Environment, Great Lakes, and Energy, and the Issuer’s Certificate for the Series 2026 Bonds or such other closing documents required by the Authority for the issuance of the Series 2026 Bonds.

(f) “Improvements” means the design, acquisition, and construction of improvements to the System, including without limitation, well rehabilitation, water storage improvements and replacement of service lines, including without limitation, the replacement of lead, galvanized and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy’s Lead and Copper Rules; the restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work, equipment, and appurtenances necessary or incidental to these improvements and such other improvements to the Water Supply System as the City may determine to make.

(g) “Prior Resolution” means Resolution to Authorize Issuance of Water Supply System Revenue Bonds, adopted July 14, 2025.

(h) “Resolution” means this Resolution and all amendments hereto.

(i) “Series 2026 Bonds” means the City’s Water Supply System Junior Lien Revenue Bonds, Series 2026, issued pursuant to this Resolution.

Section 2. NECESSITY, PUBLIC PURPOSE. It is hereby determined to be necessary for the public health, safety, and welfare of the City to acquire and construct the Improvements to the System in accordance with the maps, plans, and specifications therefore prepared by the City's engineers, which are hereby approved.

Section 3. ESTIMATED COST; PERIOD OF USEFULNESS. The cost of the Improvements has been estimated by the engineers to be not to exceed \$33,000,000 including the payment of legal, engineering, financial, and other expenses, which estimate of cost is approved and confirmed, and the period of usefulness of the Improvements is estimated to be greater than forty (40) years.

Section 4. ISSUANCE OF BONDS. To pay a portion of the cost of designing, acquiring, and constructing the Improvements and to pay the legal and financial expenses and all other expenses incidental to the issuance of the Series 2026 Bonds, the City shall issue its revenue bonds pursuant to the provisions of the Act. The Series 2026 Bonds shall be issued in the aggregate principal sum of not to exceed \$30,000,000, as finally determined by the Authorized Officer at the time of sale, or such lesser amount thereof as shall have been advanced to the City pursuant to the Contract Documents.

During the time funds are being drawn down by the City under the Series 2026 Bonds, the Authority will periodically provide the City a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the City of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of the Series 2026 Bonds.

Section 5. SERIES 2026 BOND TERMS. The Series 2026 Bonds shall be issued as one fully registered manuscript bond, shall be sold and delivered to the Authority in any denomination. The Series 2026 Bonds shall be dated the date of delivery to the Authority, or such other date approved by the Authorized Officer, and shall be payable on the dates and in the amounts determined by the Authorized Officer at the time of sale provided the final maturity shall be no later than forty (40) years after the date of issuance. The Series 2026 Bonds shall bear interest at

a rate as provided in the Contract Documents, payable semiannually on the dates determined by the Authorized Officer at the time of sale.

Within the limitations provided above, the final amount of any maturity and the terms of the Series 2026 Bonds shall be as provided in the Contract Documents and will be finally determined by the Authorized Officer.

Section 6. PAYMENT OF BONDS; PLEDGE OF NET REVENUES. As provided in Section 6 of the Prior Resolution, the principal of and interest on the Series 2026 Bonds, as Additional Junior Lien Bonds, shall be payable from the Net Revenues derived from the operation of the System, including future improvements, enlargements, and extensions thereof, after provision has been made for the payment of expenses of administration, operation, and maintenance thereof and the Net Revenues of the System, including future enlargements, improvements, and extensions thereto, are hereby pledged to the payment of the principal of and interest on the Series 2026 Bonds. To secure the payment of the principal of and interest on the Series 2026 Bonds, a statutory lien is created pursuant to the Act, to and in favor of the Bondholders of the Series 2026 Bonds upon the Net Revenues of the System, including future enlargements, improvements, and extensions thereof, which is a junior lien of equal standing and priority with respect to the Net Revenues of the System securing other outstanding Junior Lien Bonds, but subordinate to the first lien on the Net Revenues of the System securing any First Lien Bonds. The Net Revenues so pledged shall be and remain subject to such lien until the full payment of the principal of and interest on the Series 2026 Bonds or until the Series 2026 Bonds are defeased as provided in the Prior Resolution.

The Series 2026 Bonds, including both principal and interest thereon, shall not be a general obligation of the City and shall not constitute an indebtedness of the City for the purpose of any debt limitations imposed by any applicable constitutional, statutory, or charter provisions.

Section 7. PRIOR REDEMPTION. The Series 2026 Bonds issued and sold to the Authority shall be subject to redemption prior to maturity by the City only with the prior written consent of the Authority and on such terms as may be required by the Authority.

Section 8. PAYING AGENT AND REGISTRATION.

(a) Appointment of Paying Agent. The initial Paying Agent for the Series 2026 Bonds shall be the City Treasurer.

(b) Authority's Depository. Notwithstanding any other provision of this Resolution, so long as the Authority is the owner of the Series 2026 Bonds, (a) the Series 2026 Bonds are payable as to principal, premium, if any, and interest in lawful money of the United States of America at U.S. Bank Trust Company, National Association, or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository"); (b) the City agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on the Series 2026 Bonds in immediately available funds by 12:00 noon at least five (5) business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of the Series 2026 Bonds shall be given by the City and received by the Authority's Depository at least forty (40) days prior to the date on which such redemption is to be made.

Section 9. SALE OF BONDS. The Series 2026 Bonds shall be sold to the Authority. The City determines that a negotiated sale to the Authority is in the best interest of the City because the terms offered by the Authority are more favorable than those available from other sources of funding.

Section 10. BOND FORM. The Series 2026 Bonds shall be substantially in the form attached hereto as Exhibit A, and incorporated herein, with such completions, changes, and additions as may be required by the Authority or as recommended by the City's Bond Counsel and approved by the officers of the City signing the Series 2026 Bonds.

Section 11. AUTHORIZED OFFICER. The Authorized Officer is hereby designated, for and on behalf of the City, to do all acts and to take all necessary steps required to effectuate the sale, issuance, and delivery of the Series 2026 Bonds to the Authority. The Authorized Officer is hereby authorized to execute and deliver the Contract Documents in substantially the form presented at this meeting, with such changes, additions, and completions as are approved by the Authorized Officer. The City hereby approves the Contract Documents in the form presented by

the Authority with such changes as are approved by the Authorized Officer. Notwithstanding any other provision of this Resolution, the Authorized Officer is authorized within the limitations of this Resolution to determine the specific interest rate or rates to be borne by the bonds, not exceeding the maximum rate allowed by law, the principal amount, interest payment dates, dates of maturities, and amount of maturities, redemption rights, the title of the Series 2026 Bonds, date of issuance, and other terms and conditions relating to the Series 2026 Bonds and the sale thereof provided, however, the last annual principal installment shall not be more than forty years from the date of issuance of the Series 2026 Bonds. The Authorized Officer's approval of the terms shall be evidenced by his or her signature on the document or agreement stating such terms. The Authorized Officer is hereby authorized for and on behalf of the City, without further City Commission approval, to do all acts and take all necessary steps required to effectuate the sale, issuance, and delivery of the Series 2026 Bonds. The Authorized Officer, or any one or more of them, are authorized to execute any orders, receipts, agreements, pledge agreements, documents or certificates necessary to complete the transaction, including, but not limited to, any issuers certificate, any certificates relating to federal or state securities laws, rules or regulations, any applications to the Michigan Department of Treasury, and any revenue sharing pledge agreement.

Section 12. EXECUTION OF BONDS. The Mayor or the Mayor Pro Tem and the Clerk or the Deputy Clerk of the City are hereby authorized and directed to sign the Series 2026 Bonds, either manually or by facsimile signature, on behalf of the City. Upon execution, the Series 2026 Bonds shall be delivered to the purchaser thereof.

Section 13. CONSTRUCTION FUND. The proceeds of the Series 2026 Bonds shall be deposited in the Construction Fund. Such moneys shall be used solely for the purpose for which the Series 2026 Bonds were issued. Any unexpected balance in the Construction Fund remaining after completion of the Improvements may be used for such purposes as allowed by law. After completion of the Improvements and disposition of remaining Series 2026 Bond proceeds, if any, pursuant to the provisions of this Section, the Construction Fund shall be closed.

Section 14. CONTRACT WITH BONDHOLDERS. The provisions of this Resolution shall constitute a contract between the City and the Bondholders from time to time, and after the issuance of any of such Series 2026 Bonds, no change, variation, or alteration of the provisions of this Resolution may be made which would lessen the security for the Series 2026 Bonds. The

provisions of this Resolution shall be enforceable by appropriate proceedings taken by such Bondholder, either at law or in equity.

Section 15. FIXING AND REVISING RATES. The rates for use of the System presently in effect, together with the increases provided in this Section, are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal and interest on the Bonds as the same become due and payable, and the maintenance of any reserve therefor and to provide for all other obligations, expenditures, and funds for the System required by law and this Resolution and the Prior Resolution. In addition to the rates presently in effect, the rates for the use of the System are hereby increased by 6% effective January 1, 2027, 6% effective January 1, 2028, 6% effective January 1, 2029, 3% January 1, 2030, and 3% effective January 1, 2031. The rates shall be reviewed not less than once a year and shall be fixed and revised from time to time to provide the rates required by Section 18 of the Prior Resolution.

Section 16. TAX COVENANT. The City covenants to comply with all requirements of the Code necessary to assure that the interest on the bonds will be and will remain excludable from gross income for federal income tax purposes. The Authorized Officer and other appropriate officials of the City are authorized to do all things necessary (including the making of such covenants of the City as shall be appropriate) to assure that the interest on the Bonds will be and will remain excludable from gross income for federal income tax purposes.

Section 17. PUBLICATION AND RECORDATION. This Resolution shall be published once in full in a newspaper of general circulation in the City qualified under state law to publish legal notices, and the same shall be recorded in the records of the City and such recording authenticated by the signature of the City Clerk.

Section 18. RESOLUTION SUBJECT TO MICHIGAN LAW. The provisions of this Resolution are subject to the laws of the State of Michigan.

Section 19. SECTION HEADINGS. The section headings in this Resolution are furnished for convenience of reference only and shall not be considered to be a part of this Resolution.

Section 20. SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Resolution.

Section 21. CONFLICT. Except as provided above, all Resolutions and Resolutions or parts thereof, insofar as the same may be in conflict herewith, are hereby repealed to the extent of the conflict; provided, that the foregoing shall not operate to repeal any provision thereof, the repeal of which would impair the obligation on the Bonds or the Prior Bonds.

Section 22. EFFECTIVE DATE OF RESOLUTION. Pursuant to Section 6 of the Act, this Resolution shall be approved on the date of first reading and this Resolution shall be effective immediately upon its adoption.

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

Boomer Wingard, Mayor
City of Mt. Pleasant

Holly Schmeltzer, Clerk
City of Mt. Pleasant

CERTIFICATION

I, Holly Schmeltzer, the duly qualified and acting Clerk/Treasurer of the City of Mt. Pleasant, Isabella County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission at a special meeting held on July 13, 2026, and that notice of said meeting was given pursuant to Act 267, Public Acts of Michigan, 1976, as amended.

Dated: July 13, 2026

Holly Schmeltzer, Clerk
City of Mt. Pleasant

EXHIBIT A

**UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF ISABELLA
CITY OF MT. PLEASANT**

WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BONDS, SERIES 2026

Interest Rate

_____%

Maturity Date

See Schedule I

Date of Original Issue

_____, 2026

Registered Owner: Michigan Finance Authority

Principal Amount: _____ Dollars (\$_____)

The City of Mt. Pleasant, Isabella County, Michigan (the “Issuer”), acknowledges itself indebted and, for value received, hereby promises to pay to the Registered Owner specified above, or registered assigns, out of the net revenues of the Water Supply System of the Issuer (the “System”), including all appurtenances, additions, extensions, and improvements thereto after provision has been made for reasonable and necessary expenses of operation, maintenance, and administration of the System (the “Net Revenues”), the amounts and on the Dates of Maturity set forth on Schedule I hereto, together with interest thereon from the dates of receipt of such funds, or such later date to which interest has been paid, at the Interest Rate per annum specified above, payable on the first day of [MONTH] and [MONTH] of each year, beginning [DATE], except as the provisions hereinafter set forth with respect to redemption of this Bond prior to maturity may become applicable hereto.

The Issuer promises to pay to the Michigan Finance Authority (the “Authority”) the principal amount of this Bond or so much thereof as shall have been advanced to the Issuer pursuant to a Purchase Contract between the Issuer and the Authority and a Supplemental Agreement by and among the Issuer, the Authority and the State of Michigan acting through the Department of Environment, Great Lakes, and Energy.

During the time funds are being drawn down by the Issuer under this Bond, the Authority will periodically provide the Issuer a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a

statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the Issuer of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this Bond.

Notwithstanding any other provision of this Bond, so long as the Authority is the owner of this Bond, (a) this Bond is payable as to principal, premium, if any, and interest at U.S. Bank Trust Company, National Association, or at such other place as shall be designated in writing to the Issuer by the Authority (the “Authority’s Depository”); (b) the Issuer agrees that it will deposit with the Authority’s Depository payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority’s Depository has not received the Issuer’s deposit by 12:00 noon on the scheduled day, the Issuer shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority’s administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this Bond shall be given by the Issuer and received by the Authority’s Depository at least 40 days prior to the date on which such redemption is to be made.

This Bond, being one fully registered manuscript bond, is issued in accordance with the provisions of Act 94, Public Acts of Michigan, 1933, as amended and a resolution adopted by the City Commission of the Issuer on July 14, 2025, and _____, 2026 (the “Resolution”), for the purpose of paying the cost of acquiring and constructing improvements to the System. This Bond is a self-liquidating Bond, and is not a general obligation of the Issuer within any applicable constitutional, statutory, or charter limitation, but is payable, both as to principal and interest, solely from the Net Revenues of the System. The principal of and interest on this Bond are secured by a statutory lien on the Net Revenues.

The Issuer hereby covenants and agrees to fix, and maintain at all times while any of the Bonds shall be outstanding, such rates for service furnished by the System as shall be sufficient to provide for payment of the principal of and interest upon all such Bonds as and when the same become due and payable, to maintain a bond and interest redemption account and to provide for the payment of expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the System as are required by the Resolution. The statutory liens securing the Issuer’s First Lien Bonds (as defined in the Resolution) are first liens that shall be superior to the lien on the Net Revenues securing this Bond. The Bonds of this series shall have equal standing with the Issuer’s Junior Lien Bonds (as defined in the Resolution), and any Additional Junior Lien Bonds (as defined in the Resolution) that may be issued pursuant to the Resolution. Additional bonds of superior standing to the bonds of this series may be issued pursuant to the Resolution. For a complete statement of the revenues from which, and the conditions under which, this Bond is payable, a statement of the conditions under which additional bonds of equal or superior standing may hereafter be issued, and the general covenants and provisions pursuant to which this Bond is issued, reference is made to the Resolution.

Bonds of this series may be subject to redemption prior to maturity by the Issuer only with the prior written consent of the Authority and on such terms as may be required by the Authority.

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this Bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the Issuer's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this Bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the Issuer shall and hereby agrees to pay on demand only the Issuer's pro rata share (as determined by the Authority) of such deficiency as additional interest on this Bond.

It is hereby certified and recited that all acts, conditions, and things required by law, precedent to and in the issuance of this Bond, exist and have been done and performed in regular and due time and form as required by law and that the total indebtedness of the Issuer including this Bond, does not exceed any applicable charter, constitutional, or statutory limitation.

IN WITNESS WHEREOF, the City of Mt. Pleasant, Isabella County, Michigan, by its City Commission, has caused this Bond to be signed, by the manual or facsimile signatures of its Mayor and City Clerk, all as of the ____ day of _____, 2026.

Boomer Wingard, Mayor

Holly Schmeltzer, Clerk

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____

(please print or type social security number or taxpayer identification number and name and address of transferee)
the within bond and all rights thereunder, and does hereby irrevocably constitute and appoint
_____ attorney to transfer the within bond on the books kept for
registration thereof, with full power of substitution in the premises.

Dated: _____

Signed: _____

In the presence of: _____

Notice: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of his/her capacity to act must accompany the bond.

Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guaranty program.

Signature Guaranteed: _____

Name of Issuer CITY OF MT. PLEASANT
 EGLE Project No: 7768-01
 EGLE Approved Amount: \$ _____

SCHEDULE I

Based on the schedule provided below, unless revised as provided in this paragraph, repayment of principal of the Bond shall be made until the full amount advanced to the Issuer is repaid. In the event the Order of Approval issued by the Department of Environment, Great Lakes, and Energy (the "Order") approves a principal amount of assistance less than the amount of the Bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the Issuer and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order or (2) that less than the principal amount of assistance approved by the Order is disbursed to the Issuer by the Authority, the Authority shall prepare a new payment schedule, which shall be effective upon receipt by the Issuer.

Due Date	Amount of Principal Installment Due

Interest on the Bond shall accrue on that portion of principal disbursed by the Authority to the Issuer pursuant to the Order from the date such portion is disbursed, until paid, at the rate of ____% per annum, payable _____ 1, 20__, and semiannually thereafter.

The Issuer agrees that it will deposit with U.S. Bank Trust Company, National Association, or at such other place as shall be designated in writing to the Issuer by the Authority (the "Authority's Depository") payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. In the event that the Authority's Depository has not received the Issuer's deposit by 12:00 noon on the scheduled day, the Issuer shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment.

*Not to exceed amount. Loan reductions at close out will result in a proportional decrease.

Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: July 6, 2026

SUBJECT: Approve Contract Awards and Adopt Resolution for DWSRF Phase II Water System Improvements (WTP Pump & Storage, Ranney Well Lateral Rehabilitation, and 2027 Galvanized Service Line Replacements)

Request

The City Commission is requested to approve the following contract awards for the DWSRF Phase II water system improvements, and to adopt the attached resolution formalizing these awards:

- **WTP Pump and Storage Improvements Project:** Sorensen Gross in the amount of \$25,456,000 (including Alternates 1 and 2)
- **Ranney Well Lateral Rehabilitation and Installation Project:** Reynolds Construction in the base bid amount of \$2,249,970
- **2027 Galvanized Service Line Replacements:** The Isabella Corporation in the amount of \$104,550

The Commission is also requested to authorize the DPW Director to execute the contract documents for each project upon receipt of the required bonds, insurance, and other documentation, and to approve any necessary budget amendments to the water fund.

Reason

As part of the City's ongoing participation in the Drinking Water State Revolving Fund (DWSRF) program, the City Commission formally adopted these water system improvement projects on May 22, 2023. The projects are funded through the DWSRF, including principal forgiveness under the Bipartisan Infrastructure Law. To maintain eligibility for funding and to meet EGLE project timelines, bids were solicited and received for all three project packages.

WTP Pump and Storage Improvements Project

Bids for the WTP Pump and Storage Improvements were received on June 23, 2026. Six bids were received. The apparent low base bidder, Clark Construction (\$28,200,000), submitted an unresponsive bid by omitting pricing for Alternate 2 and failing to provide the required Good Faith Efforts worksheets and backup documentation mandated by EGLE for DWSRF projects. Clark Construction was therefore excluded from further evaluation.

The lowest responsive bid with Alternates 1 and 2 included (which the City intends to award) was submitted by Sorensen Gross at \$25,456,000. The next lowest responsive bid was from R.K. Davis at \$25,843,000 — a difference of less than 2%. Base bids among the three lowest responsive bidders were within a tight 2% range. Fishbeck evaluated the four lowest bids and conducted post-bid interviews with Sorensen Gross and R.K. Davis on June 29, 2026. Both contractors demonstrated strong qualifications and extensive relevant experience. The attached Fishbeck Bid Evaluation letter dated July 2, 2026 provides the complete bid tabulation and evaluation.

Ranney Well Lateral Rehabilitation and Installation Project

Bids for the Ranney Well Lateral Rehabilitation and Installation Project were also received on June 23, 2026. One bid was received from Reynolds Construction in the amount of \$2,249,970. Fishbeck reviewed the bid and supporting documentation, including project history for similar work. Reynolds Construction is self-performing most of the work and has proposed Peerless Midwest as the pump rehabilitation subcontractor. Fishbeck has determined that Reynolds Construction is a qualified contractor with extensive relevant experience and recommends award to this bidder. The attached Fishbeck Bid Evaluation letter dated July 2, 2026 provides the detailed evaluation.

2027 Galvanized Service Line Replacements

As part of the City's continuing efforts to comply with the Lead and Copper Rule, this project includes replacement of five galvanized water services (four in the downtown area) identified during the 2024 water service material inventory. Bids were received on June 16, 2026:

- The Isabella Corporation – \$104,550.00 (low bidder)
- Malley Construction, Inc. – \$140,780.00

The Isabella Corporation is the low bidder and has successfully performed numerous projects for the City, including on-demand emergency water service work. They possess the necessary qualifications and experience. This project will be funded with DWSRF funding to meet EGLE timelines.

The attached resolution formally awards all three contracts to the lowest responsible bidders as recommended by Fishbeck and makes the awards contingent upon successful financial arrangements with the DWSRF program. Adoption of this resolution fulfills DWSRF program requirements and supports the City's eligibility for funding disbursement and principal forgiveness. This combined action does not alter the scope or terms of the individual contracts but streamlines Commission action and completes the necessary documentation for the financing process.

Recommendation

I recommend the City Commission approve the contract awards for the WTP Pump and Storage Improvements Project to Sorensen Gross (\$25,456,000), the Ranney Well Lateral Rehabilitation and Installation Project to Reynolds Construction (\$2,249,970), and the 2027 Galvanized Service Line Replacements to The Isabella Corporation (\$104,550), authorize execution of the contract documents for each project, approve any necessary budget amendments, and adopt the attached resolution formalizing these awards.

July 2, 2026
Project No. 2501715

Jason Moore
Director of Public Works
City of Mt. Pleasant
320 West Broadway Street
Mt. Pleasant, MI 48858

**City of Mt. Pleasant Ranney Well Lateral Rehabilitation and Installation
DWSRF Project No. 7919-01, Fishbeck Project No. 2501715
Bid Evaluation**

Fishbeck reviewed bids for the Ranney Well Rehabilitation and Installation Project as received by the City of Mt. Pleasant (City) on June 23, 2026. One bid was received, opened, and read aloud. The low bid was received from Reynolds Construction.

A tabulation of the bids is attached; Reynolds Construction was the sole bidder at \$2,249,970.00.

Fishbeck reviewed the bid and supporting documentation submitted by the bidder, including acknowledgment of addenda, bid security, subcontractor and supplier information, contractor qualifications, and other required forms.

Reynolds Construction included an extensive project history for similar lateral rehabilitation and installation projects. They are self-performing most of the work and include Peerless Midwest as the pump rehabilitation subcontractor. Reynolds Construction is a qualified contractor to complete this project.

Upon receiving direction from the City regarding selection of the successful bidder, Fishbeck will prepare a Notice of Award and coordinate execution of the contract documents. Following execution, the successful contractor will submit final bond and insurance documentation prior to issuance of Notice to Proceed.

If you have any questions or require additional information, please contact me at 616.464.3842 or mparsley@fishbeck.com.

Sincerely,

Mark T. Parsley, PE

Senior Engineer

Attachments

By email

Copy: Brian VanZee – Fishbeck

DWSRF Project Number 7919-01

City of Mt. Pleasant

Ranney Well Rehabilitation and Installation

Bid Results

	Reynolds Construction
Base Bid	\$ 2,249,970
Construction Sub Total	\$ 2,249,970
Contingency (6%)	\$ 134,998
Construction Total	\$ 2,384,968

July 2, 2026
Project No. 2501715

Jason Moore
Director of Public Works
City of Mt. Pleasant
320 West Broadway Street
Mt. Pleasant, MI 48858

**City of Mt. Pleasant WTP Pump and Storage Improvements
DWSRF Project No. 7919-01, Fishbeck Project No. 2501715
Bid Evaluation**

Fishbeck reviewed bids for the WTP Pump and Storage Improvements Project as received by the City of Mt. Pleasant (City) on June 23, 2026. Six bids were received, and all bids were opened and read aloud. The low bid was received from Clark Construction.

A tabulation of the bids is attached; the Base Bids ranged from \$28,200,000 to \$32,459,434. When the alternates were included, the bids ranged from \$26,983,360 to \$33,347,000. With alternates included, Sorenson Gross had the lowest bid at \$25,456,000 and RK Davis was second lowest bidder at \$25,843,000. The bid results indicate there was good understanding of the project requirements as presented in the Bid Documents and Addenda, with some variation in bid pricing among contractors.

Fishbeck evaluated the four lowest bids: Clark Construction, RCL Construction, Sorenson Gross and RK Davis. We reviewed the bids and supporting documentation submitted by the bidders, including acknowledgment of addenda, bid security, subcontractor and supplier information, contractor qualifications, and other required forms.

Clark Construction's submitted bid omitted Alternate 2 pricing. Clark Construction also omitted the required Good Faith Efforts worksheets and backup documentation as required by EGLE for DWSRF funding. This bid is considered unresponsive, and Clark was not further evaluated.

Base bids for Sorenson Gross, R.K. Davis, and RCL were very close, with a tight range of only 2% separating the three bids. With the negligible difference between the three bids, the City can use their discretion to select the bid that is in the best interest of the City.

Fishbeck has discussed the project bids in interviews with Sorenson Gross and RK Davis, which were the two low bidders when considering the alternates pricing. Fishbeck also reviewed subcontractors, suppliers, and contacted references for both Sorenson Gross and RK Davis. The City expects to proceed with both Alternates 1 and 2. With both Alternates considered, bids from Sorenson Gross and RK Davis are also very close, with less than 2% separating the two bids. With the negligible difference between these two bids, the City can use their discretion to select the bid believed to be in the best interest of the City.

Fishbeck and City DPW completed a post bid interview with Sorenson Gross on Monday, June 29, 2026. Sorenson Gross provided feedback on questions from Fishbeck regarding project experience for both them and their subcontractors. Sorenson Gross has numerous project experiences constructing pump stations and treatment plant improvement projects. Their main subcontractors and suppliers also have an extensive project history.

Sorenson Gross provided two earthwork contractors and a deviation for Alternate 1 using stainless steel process-piping. These items were discussed with Sorenson Gross and resolved.

Fishbeck and City DPW completed a post bid interview with RK Davis on Monday, June 29, 2026. RK Davis provided feedback on questions from Fishbeck regarding project experience for both them and their subcontractors. RK Davis has numerous project experiences constructing pump stations and treatment plant improvement projects. Their main subcontractors and suppliers also have an extensive project history. RK Davis provided a detailed project schedule as well as additional information regarding construction access and layout, as well as a discussion for maintaining plant operations with minimal interaction between the contractors and the City.

Sorenson Gross and RK Davis are both qualified to complete the project. Upon receiving direction from the City regarding selection of the successful bidder, Fishbeck will prepare a Notice of Award and coordinate execution of the contract documents. Following execution, the successful contractor will submit final bond and insurance documentation prior to issuance of Notice to Proceed.

If you have any questions or require additional information, please contact me at 616.464.3842 or mparsley@fishbeck.com.

Sincerely,



Mark T. Parsley, PE

Senior Engineer

Attachments

By email

Copy: Brian VanZee – Fishbeck

DWSRF Project Number 7919-01

City of Mt. Pleasant
WTP Pump and Storage Improvements
Bid Results

	Sorensen Gross	R.K. Davis	RCL	Clark	E+L Construction	Johnson Contracting
Base Bid	\$ 29,675,000	\$ 30,093,000	\$ 29,432,000	\$ 28,200,000	\$ 30,826,000	\$ 32,459,434
Alternate 1 (Carbon Steel Process Piping)	\$ (320,000)	\$ (750,000)	\$ (209,000)	\$ (250,000)	\$ (320,000)	\$ -
Alternate 2 (Bolted Steel Storage Tanks)	\$ (3,899,000)	\$ (3,500,000)	\$ (2,458,000)	\$ -	\$ (1,010,000)	\$ (1,000,000)
Construction Sub Total	\$ 25,456,000	\$ 25,843,000	\$ 26,765,000	\$ 27,950,000	\$ 29,496,000	\$ 31,459,434
Contingency (6%)	\$ 1,527,360	\$ 1,550,580	\$ 1,605,900	\$ 1,677,000	\$ 1,769,760	\$ 1,887,566
Construction Total	\$ 26,983,360	\$ 27,393,580	\$ 28,370,900	\$ 29,627,000	\$ 31,265,760	\$ 33,347,000

**RESOLUTION
CITY OF MT. PLEASANT**

WHEREAS, the City of Mt. Pleasant, Isabella County, Michigan, wishes to construct improvements to its existing water treatment and distribution system, including galvanized service line replacements; and

WHEREAS, these projects, formally adopted by the City Commission on May 22, 2023, will be funded through the State of Michigan's Drinking Water Revolving Fund (DWSRF) program; and

WHEREAS, the City of Mt. Pleasant has solicited and received construction bids for the proposed water treatment plant pump and storage improvements, Ranney well lateral rehabilitation and installation, and galvanized service line replacements, with the lowest bids received in the amount of \$25,456,000 from Sorensen Gross, \$2,249,970 from Reynolds Construction, and \$104,550 from The Isabella Corporation, respectively; and

WHEREAS, the City's Consulting Engineer, Fishbeck, has recommended awarding the contracts to the lowest responsible bidders.

NOW THEREFORE BE IT RESOLVED that the City of Mt. Pleasant award the contracts for storage and pump construction to Sorensen Gross, Ranney well lateral rehabilitation and installation to Reynolds Construction and galvanized service line replacements to The Isabella Corporation, contingent upon successful financial arrangements with the DWSRF.

Yeas:

Nays:

Abstain:

Absent:

I certify that the above Resolution was adopted by the Mt. Pleasant City Commission on

_____.

BY:

Name and Title (print or type)

Signature

Date

Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: July 2, 2026

SUBJECT: Approve Professional Services Contract for Phase II DWSRF Construction Engineering

Request

The City Commission is requested to authorize a contract with Fishbeck for a not-to-exceed amount of \$1,576,000 for construction phase engineering services for the Phase II DWSRF WTP Pumping and Storage Improvements and Ranney Well Lateral Rehabilitation and Installation project, along with an amendment to the Water Department budget as necessary to cover these services during the construction period beginning in late 2026.

Reason

In 2023, the City Commission authorized a contract with Fishbeck to develop a project plan for application to the Drinking Water State Revolving Fund (DWSRF) program. Phase II improvements from that plan have now advanced to construction engineering. The project is scheduled in accordance with the DWSRF FY2026 funding schedule, with construction expected to begin in fall 2026.

This engineering work will include construction administration, engineering support, and construction inspection services throughout the 23-month project. Major components of the Phase II improvements include:

- **Ranney Well, Building & Island Improvements:** Rehabilitation of Ranney Well pumps (P-9A, P-9B, and P-9C) and the Well 18 pump, and associated laterals through inspection, jetting, abandonment, and new installations. Electrical improvements include replacing the primary service, switchgear, and 500 KVA transformer, alongside installing a new 300 kW diesel generator and automatic transfer switch. Within the Ranney building, the existing motor control center (MCC) will be demolished to make way for a new system, complete with an updated control panel, lighting, and HVAC. The high service pump building and both the 1 MG and 2 MG water storage tanks will be demolished.
- **Water Treatment Plant Improvements:** New 1.0 MG raw water storage reservoir and low service pump station (new building, three new mixed flow vertical turbine pumps, electrical service with pad-mounted transformer and 100 kW gas generator/ATS, control panel, and new 24-inch raw water main); new finished water reservoirs and high service pump station (two 1.5 MG steel tanks, new building with basement, four new vertical turbine high-service pumps, electrical with 250 kW generator/ATS, control panel); new 24-inch high pressure transmission main from the plant to Broomfield Road with utility modifications/relocations; and miscellaneous site and utility improvements.

The City has been working with Fishbeck since 2021, beginning with Phase I construction at the Water Resource Recovery Facility (WRRF) and continuing through the ongoing Phase I DWSRF Water Treatment Plant Improvements construction contract with RCL Construction. Fishbeck has provided excellent service and value with their design and construction engineering services. We recommend continuing our successful partnership with them for the DWSRF Phase II construction engineering work. Fishbeck provided the attached proposal, dated May 13, 2026, which includes the detailed scope and fee necessary to complete these services.

Recommendation

I recommend the City Commission approve the professional services contract with Fishbeck for Phase II construction engineering services in the not-to-exceed amount of \$1,576,000, along with an amendment to the Water Department budget as necessary to cover these services during the construction period beginning later this year.

May 13, 2026

Jason Moore
DPW Director
City of Mt. Pleasant
1301 North Franklin
Mt. Pleasant, MI 48858

**Proposal for Construction Phase Engineering Services
DWSRF WTP Pumping and Storage Improvements, Ranney Well Lateral Rehabilitation and Installation**

Fishbeck is pleased to offer our proposal to the City of Mt. Pleasant to provide construction engineering and inspection services for the proposed improvements project at the Mt. Pleasant Water Treatment Plant (WTP). Fishbeck has designed the project, and we understand that the City is seeking construction administration and inspection services related to the DWSRF Fiscal year (FY) 2026 Improvements project. The project is scheduled to bid in May 2026 in accordance with a Quarter 4.0 DWSRF funding schedule. Construction would be expected to begin in Fall of 2026 (dependent on the availability of construction materials). Included within is our understanding of the project, the proposed scope of construction engineering services, and fee to complete the services.

Project Understanding and Scope

This proposal includes our proposed scope for Engineering support during the construction phase of the project (Construction Administration and Construction Inspection). The design of the WTP Pumping and Storage Improvements and the Ranney Well Lateral Rehabilitation and Installation is complete. Major components of the project include the following items:

Ranney Well, Building & Island Improvements

- Pump rehabilitation for the Ranney Well Pumps P-9A, P-9B, P-9C and the Well 18 Pump. This includes replacement of worn parts, painting, and new electric motors.
- Rehabilitation of Ranney Laterals includes:
 - Inspection and capacity testing of each lateral.
 - Rehabilitation of four existing laterals via high-pressure/high-volume jetting.
 - Abandonment of four existing laterals.
 - Installation of three new laterals.
 - Installation of a spare lateral port.
- Replacement of primary electrical service, including replacement of pad mounted switchgear and replacement of Ranney Building 500 KVA Transformer.
- Demolition of MCC-HSP located in the High Service Pump Building.
- Replacement of MCC-RANNEY located in the Ranney Building.
- New 300 kW diesel generator and automatic transfer switch.
- New control panel.
- New lighting.
- Replacement of HVAC equipment in Ranney Building.
- Replacement of building lighting.

- Demolition of existing 1 mg and 2 mg water storage tanks and high service pump building.
- Miscellaneous site and utility improvements.

Water Treatment Plant Improvements

- New raw water storage reservoir and low service pump station includes:
 - One-million-gallon prestressed concrete storage tank.
 - New low-service pump station building with masonry wall facade with a sloped metal roof.
 - Three new mixed flow vertical turbine pumps.
 - New electrical service including pad-mounted transformer and 100 kW gas generator and automatic transfer switch.
 - New control panel and related instrumentation.
 - New 24-inch raw water main.
- New finished water reservoirs and high service pump station includes:
 - Two 1.5 mg prestressed concrete storage tanks.
 - New high-service pump station with masonry wall facade with a sloped metal roof.
 - Four new vertical turbine high-service pumps.
 - New electrical service including pad-mounted transformer and 250 kW generator and automatic transfer switch.
 - New control panel and related instrumentation.
- Transmission main improvements include:
 - New 24-inch-high pressure transmission main installed from the WTP to Broomfield Road.
 - Modification and/or relocation of existing utilities within 50-foot easement from WTP property to Broomfield Road.
- Miscellaneous site and utility improvements.

Construction Phase Engineering Scope of Services

For this proposal, we assume the duration of the construction phase will be approximately 23 months. We propose to provide one full-time person on site for the duration of construction.

Our Engineering Team will support our RPR throughout construction. We propose to provide the engineering services listed below during the construction phase.

Construction Administration and Engineering

Fishbeck will assist the City and our construction department in administering the construction contract. In doing so, our engineering team will provide the following services:

- Review the Contractor's bond and insurance information and assist the City in the execution of the contract documents by providing the necessary forms and documents.
- Conduct a preconstruction meeting with contractors and Owner representatives. Meetings will be held at the Mt. Pleasant Water Treatment Plant. Engineers from Fishbeck will attend.
- Participate in project progress meetings, as necessary. Bi-weekly meetings at the WTP are assumed. Our scope assumes Fishbeck will attend up to 40 progress meetings.
- Review the Contractor's proposed project schedule.
- A representative from Fishbeck's Engineering Team will make weekly site visits to observe the construction activities.
- Review and provide comments on submittals as required by the specifications, for conformance with the construction documents.
- Review and respond to Requests for Information (RFIs).

- Evaluate substitute materials and equipment and issue formal written decisions on Subcontractor claims relating to acceptability of the work.
- Issue Bulletins, requesting proposals from the Contractor for additional work.
- Review Change Order proposals from the Contractor.
- Issue Change Orders documenting changes to the Construction Contract Price and/or Contract Times. Revise and update drawings and specifications as needed for Change Orders.
- Water Process Engineers will participate in onsite startups and training for treatment equipment and systems.
- Collect and review operation and maintenance manual documentation from the Contractor.
- Respond to the Contractor's request for Substantial Completion, inspect the work, develop a punch list, conduct a final inspection, prepare required certification(s), and formally closeout the project.
- Review completed work for final completion and correction of punch list items.
- Provide project record drawings to the City based on the Contractor's as-built documentation. Three full-size copies and one electronic copy of the record drawings will be distributed to the City.
- Provide hydrogeologist for inspection of the Ranney Well lateral rehabilitation and installation.

Construction Inspection

- Provide an RPR/Inspector for inspection of the construction activities at the Island and WTP sites.
- Provide an RPR/Inspector to inspect underground pipeline construction of the water main improvements at the island and WTP sites and along Broomfield Road.
- Perform onsite inspection activities for the projects including underground utilities, process, mechanical and electrical equipment.
- Review weekly certified payrolls and prepare certification form for Signature of Authorized Representative. A total of 78 weeks is assumed based on the anticipated project schedule and completion dates.
- Submit disbursement requests with supporting payroll documentation on behalf of the City to EGLE on a monthly basis.
- Conduct onsite interviews, at least one for each first-tier subcontractor, to confirm rates on certified payrolls. Complete Labor Standards Interview form and provide a copy to the City.
- Notify the contractor of any deficiencies in the certified payroll. It is assumed that the contractor will be allowed ten days to develop a plan to resolve the deficiency. Multiple reviews of payroll deficiencies (or ongoing payroll issues) are not anticipated and are not included in the fee estimate.
- Review and process the Contractor's payment requests.
- Review Contractor project closeout documents, including waivers of lien, consent of surety, and warranties.
- Conduct a final inspection to verify project completion.

Project Staffing

Fishbeck intends to utilize the following key staff for construction administration:

Primary Client Contact – Brian VanZee
Project Manager – Mark Parsley, PE
Lead Process Engineer – Zach Gogulski, PE
Resident Project Representative – TBD
Electrical Engineer – Brad Murphy, PE
Structural Engineer – Nathan Fleming, PE
Mechanical Engineer – Robert Benson, PE
Architect – Craig Nicely, AIA, NCARB (Century AE)

Assumptions

Several assumptions were used in preparation of this proposal:

- It is expected that construction will take approximately 23 months to complete, beginning in October 2026 and ending in August 2028. It is anticipated that the winning contractor will begin sitework right away after being provided a notice to proceed.
- Construction inspection will be provided over the 23-month project duration. We have based our fee on providing full time inspection (40 hours per week) for 19 months of the project, and half-time inspection (20 hours per week) for 4 months of the project. We anticipate part-time inspection for the first two months and last two months of the project due to limited construction activities during those times.
- The Project Construction Cost has been estimated at \$27.9M
- No additional permits are required other than local site permits, which are the responsibility of the Contractor to obtain.
- Several meetings are included in the scope and generally indicated as follows:
 - A required preconstruction meeting onsite.
 - Attendance at bi-weekly onsite construction progress meetings.
 - Onsite meetings (visits) for Substantial and Final Completion Inspections.
- Reimbursable expenses are those items described in the current engineering agreement and generally include items such as mileage and document reproduction.
- Commissioning services for Mechanical and Electrical systems are excluded.
- Geotechnical services for reviewing shop drawings are included and will be performed by Fishbeck's geotechnical subconsultant, Materials Testing Consultants.
- Construction phase surveying is included in our Construction Department's fee for the Project.

Professional Services Fees

Our fee to complete the work as outlined in the referenced scope of services for an hourly not-to-exceed fee of One Million Five Hundred Seventy-Six Thousand Dollars (\$1,576,000). The following is a breakdown of the fee by service:

- Construction Administration and Engineering: \$652,000
- Construction Inspection (Full-Time): \$924,000

Authorization

Attached is our Professional Services Agreement. If you concur with our scope of services, please sign in the space provided and return the executed contract to the attention of Darcy McWilliams (dmcwilliams@fishbeck.com). This proposal is made subject to the attached Terms and Conditions for Professional Services. Invoices will be submitted every four weeks, and payment is due upon receipt.

If you have any questions or require additional information, please contact me at 616.464.3842 or mparsley@fishbeck.com.



Mark T. Parsley, PE

Senior Water and Wastewater Engineer

By email

Attachments

Professional Services Agreement

PROJECT NAME: City of Mt. Pleasant – DWSRF WTP Pumping and Storage Improvements
Ranney Well Lateral Rehabilitation and Installation

FISHBECK CONTACT: Mark T. Parsley, PE

CLIENT CONTACT: Jason Moore

CLIENT: City of Mt. Pleasant, 1301 North Franklin, Mt. Pleasant, MI 48858

Client hereby requests and authorizes Fishbeck to perform the following:

SCOPE OF SERVICES: Professional Services in accordance with the Fishbeck Letter Proposal dated May 13, 2026.

AGREEMENT. The Agreement consists of this page and the documents that are checked:

- ☒ Terms and Conditions for Professional Services
- ☒ Proposal Dated: May 13, 2026
- ☐ Other:

METHOD OF COMPENSATION:

- ☐ Lump Sum for Defined Scope of Services
- ☒ Hourly Billing Rates Plus Reimbursable Expenses with an Administrative Fee of 10%
- ☐ Other:

Budget for Above Scope of Services: One Million Five Hundred Seventy-Six Thousand Dollars (\$1,576,000).

ADDITIONAL PROVISIONS (IF ANY): None

APPROVED FOR:

City of Mt. Pleasant

SIGNATURE: _____

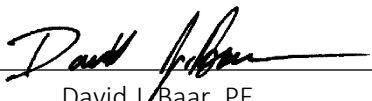
NAME: _____

TITLE: _____

DATE: _____

ACCEPTED FOR:

Fishbeck

SIGNATURE:  _____

NAME: David J. Baar, PE

TITLE: Vice President

DATE: May 13, 2026

1. **METHOD OF AUTHORIZATION.** Client may authorize Fishbeck to proceed with work either by signing a Professional Services Agreement or by issuance of an acknowledgment, confirmation, purchase order, or other communication. Regardless of the method of authorization, these Terms and Conditions shall prevail as the basis of Client's Agreement with Fishbeck. Any Client document or communication in addition to or in conflict with these Terms and Conditions is rejected.
2. **CLIENT RESPONSIBILITIES.** Client shall provide all requirements, criteria, data, and information for the Project and designate in writing a person with authority to act on Client's behalf on all matters concerning the Project. If Fishbeck's services under this Agreement do not include construction observation or review of Contractor's performance, Client shall assume responsibility for interpretation of contract documents and for construction observation, and shall waive all claims against Fishbeck that may be in any way connected thereto.
3. **HOURLY BILLING RATES.** Unless stipulated otherwise, Client shall compensate Fishbeck at hourly billing rates in effect when services are provided by Fishbeck employees of various classifications.
4. **REIMBURSABLE EXPENSES.** Client shall reimburse Fishbeck for costs incurred on or directly for Client's Project. Reimbursements shall be at Fishbeck's current rate for mileage for vehicles and automobiles, special equipment, and copying, printing, and binding. Reimbursement for commercial transportation, meals, lodging, special fees, licenses, permits, insurances, etc., and outside technical or professional services shall be on the basis of actual charges plus the administrative fee.
5. **OPINIONS OF COST.** Any opinions or estimates provided by Fishbeck as to probable construction costs or total project costs will be based on Fishbeck's experience, judgment, qualifications, and general familiarity with the construction industry. Because Fishbeck has no control over market conditions or bidding procedures, Fishbeck does not warrant that actual bids, construction costs, or total project costs will not vary from Fishbeck's opinions or estimates.
6. **PROFESSIONAL STANDARDS.** The standard of care for services performed or furnished by Fishbeck will be the care and skill ordinarily used by members of the subject professional discipline practicing under similar circumstances at the same time and in the same locality. Fishbeck may use or rely upon design elements and information customarily provided by others. Fishbeck makes no warranties, express or implied, under this Agreement or otherwise, in connection with Fishbeck's services.
7. **TERMINATION.** Either Client or Fishbeck may terminate this Agreement by giving ten days' written notice to the other party. In such event, Client shall pay Fishbeck in full for all work performed prior to the effective date of termination, plus (at the discretion of Fishbeck) a reasonable termination charge for services and costs attributable to termination and costs necessary to bring ongoing work to a logical conclusion. Such charge shall not exceed 30 percent of all charges previously incurred. Upon receipt of such payment, Fishbeck will return to Client all documents and information which are the property of Client.
8. **SUBCONTRACTORS.** Fishbeck may engage subcontractors on behalf of Client to perform any portion of the services to be provided by Fishbeck hereunder.
9. **PAYMENT TO FISHBECK.** Invoices will be issued monthly, and will be due and payable upon receipt, unless otherwise agreed. Amounts not paid within 28 days from date of invoice shall accrue interest at a rate of 1 percent per 4-week period. Payments made thereafter will be applied first to accrued interest, and then to unpaid principal. Any attorney's fees or other costs incurred in collecting any delinquent amount shall be paid by Client.

Client agrees to pay on a current basis, in addition to any proposal or contract fee understandings, all taxes including, but not limited to, sales taxes on services or related expenses which may be imposed on Fishbeck by any governmental entity.

If Client directs Fishbeck to invoice another, Fishbeck will do so, but Client agrees to be ultimately responsible for Fishbeck's compensation until Client provides Fishbeck with that third party's written acceptance of all terms of this Agreement and until Fishbeck agrees to the substitution.

In addition to any other remedies Fishbeck may have, Fishbeck shall have the absolute right to cease performing any basic or additional services in the event payment has not been made on a current basis.

10. **HAZARDOUS WASTE.** Fishbeck has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or condition at any site, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposure to such substances or conditions. Fishbeck shall not be responsible for any alleged contamination, whether such contamination occurred in the past, is occurring presently, or will occur in the future, and the performance of services hereunder does not imply risk-sharing on the part of Fishbeck.
11. **LIMITATION OF LIABILITY.** To the fullest extent permitted by law, Fishbeck's total liability to Client for any cause or combination of causes, which arise out of claims based upon professional liability errors or omissions, whether based upon contract, warranty, negligence, strict liability, or otherwise is, in the aggregate, limited to the greater of \$250,000 or the amount of the fee earned under this Agreement.

To the fullest extent permitted by law, Fishbeck's total liability to Client for any cause or combination of causes, which arise out of claims for which Fishbeck is covered by insurance other than professional liability errors and omissions, whether based upon contract, warranty, negligence, strict liability, or otherwise is, in the aggregate, limited to the total insurance proceeds paid on behalf of or to Fishbeck by Fishbeck's insurers in settlement or satisfaction of Client's claims under the terms and conditions of Fishbeck's insurance policies applicable thereto.

Higher limits of liability may be considered upon Client's written request, prior to commencement of services, and agreement to pay an additional fee.

12. **DELEGATED DESIGN.** Client recognizes and holds Fishbeck harmless for the performance of certain components of the Project which are traditionally specified to be designed by the Contractor.
13. **INSURANCE.** Client shall cause Fishbeck and Fishbeck's consultants, employees, and agents to be listed as additional insureds on all commercial general liability and property insurance policies carried by Client which are applicable to the Project. Client shall also provide workers' compensation insurance for Client's employees. Client agrees to have their insurers endorse these insurance policies to reflect that, in the event of payment of any loss or damages, subrogation rights under this Agreement are hereby waived by the insurer with respect to claims against Fishbeck.

Upon request, Client and Fishbeck shall each deliver to the other certificates of insurance evidencing their coverages.

Client shall require Contractor to purchase and maintain commercial general liability and other insurance as specified in the contract documents and to cause Fishbeck and Fishbeck's consultants, employees, and agents to be listed as additional insureds with respect to such liability and other insurance purchased and maintained by Contractor for the Project. Contractor must agree to have their insurers endorse these insurance policies to reflect that, in the event of payment of any loss or damages, subrogation rights under this Agreement are hereby waived by the insurer with respect to claims against Fishbeck.

14. **INDEMNIFICATION.** Fishbeck will indemnify and hold Client harmless from any third party claim, damage, or liability for injury or loss sustained by any third party, for which Client is legally obligated to pay, to the extent caused by Fishbeck's negligence. Client will defend, indemnify, and hold Fishbeck harmless from any claim, damage, liability, or defense cost arising from this Agreement for injury or loss sustained by any third party except to the extent caused by the negligence of Fishbeck. These indemnities are subject to specific limitations provided for in this Agreement.
15. **CONSEQUENTIAL DAMAGES.** To the fullest extent permitted by law, Client and Fishbeck waive special, incidental, indirect, and consequential damages for claims arising out of, resulting from, or in any way relating to this Agreement or the Project, including, but not limited to, loss of business, use, income, profit, financing, productivity, and reputation.
16. **LEGAL EXPENSES.** If either Client or Fishbeck makes a claim against the other as to issues arising out of the performance of this Agreement, the prevailing party will be entitled to recover its reasonable expenses of litigation, including reasonable attorney's fees. If Fishbeck brings a lawsuit against Client to collect invoiced fees and expenses, Client agrees to pay Fishbeck's reasonable collection expenses including attorney's fees.

17. OWNERSHIP OF WORK PRODUCT. Fishbeck shall remain the owner of all drawings, reports, and other material provided to Client, whether in hard copy or electronic media form. Client shall be authorized to use the copies provided by Fishbeck only in connection with the Project. Any other use or reuse by Client or others for any purpose whatsoever shall be at Client's risk and full legal responsibility, without liability to Fishbeck, and Client shall defend, indemnify, and hold Fishbeck harmless from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom.
18. ELECTRONIC MEDIA. Data, reports, drawings, specifications, and other material and deliverables will be transmitted to Client in either hard copy, digital, or both formats. If a discrepancy or conflict with the transmitted version occurs, the version of the material or document residing on Fishbeck's computer network shall govern. Fishbeck cannot guarantee the longevity of any material transmitted electronically nor can Fishbeck guarantee the ability of the Client to open and use the digital versions of the documents in the future.
19. GENERAL CONSIDERATIONS. Client and Fishbeck each are hereby bound, and the partners, successors, executors, administrators, and legal representatives of Client and Fishbeck are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.

Neither Client nor Fishbeck may assign this Agreement without the written consent of the other.

Neither Client nor Fishbeck will have any liability for nonperformance caused in whole or in part by causes beyond Fishbeck's reasonable control. Such causes include, but are not limited to, Acts of God, civil unrest and war, labor unrest and strikes, acts of authorities, and events that could not be reasonably anticipated.

This Agreement shall be governed exclusively by the laws of the State of Michigan, and any action arising out of or in connection with Agreement shall occur in the state or federal courts located in Grand Rapids, Michigan.

This Agreement constitutes the entire agreement between Client and Fishbeck and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

End of Terms and Conditions for Professional Services

Memorandum



TO: Aaron Desentz, City Manager

FROM: Cory Donnell, Building Official

DATE: June 29, 2026

SUBJECT: City Hall Upper South Walkway – Evaluation and Construction Options

Background

During the ongoing repair of the south retaining wall and south elevation of City Hall, demolition exposed significant deterioration of the elevated concrete walkway on the building's south side. Years of winter deicing operations caused extensive corrosion that was concealed prior to demolition and could not be identified during the original project assessment.

Staff requests City Commission direction on whether to replace the elevated walkway or remove it and construct an at-grade entrance.

Construction Options

Option 1 – Complete Replacement

This option would demolish the existing elevated walkway and construct a new structure with replacement structural steel beams, columns, metal decking, and concrete slab. The work would require structural engineering and integration with the existing building.

Estimated Construction Cost: \$94,000–\$125,000

Option 2 - Rehabilitation

This option would clean, repair, and reinforce the existing structural components to address corrosion and deterioration. It also includes replacement of the railing and stairs included in the original project scope.

Estimated Construction Cost: \$40,000–\$45,000

Option 3 – Removal of Elevated Walkway and Construct At-Grade Entrance

This option would remove the elevated walkway and construct a new at-grade entrance.

Demolition is estimated at \$25,689. The city would receive an estimated project credit of \$24,470.30 for retaining wall work and materials that would no longer be required, resulting in a minimal net cost for removal.

Memorandum



Phase 1 would remove the existing door at the west landing and install a tempered glass panel. The center window opening on the south elevation would be converted into a new entrance, and a sidewalk would be constructed from Broadway to provide direct at-grade access. Initially, this entrance would serve employees only until a future interior renovation allows it to function as a public entrance, subject to City Commission approval.

Estimated Phase 1 Cost: \$35,000–\$45,000

Phase 2 would reconfigure the adjacent office area and relocate the two employees currently occupying the space. These improvements have not been designed or cost-estimated but are anticipated to be included in the 2027–2032 City Hall Capital Improvement Plan. Phase 1 can be completed independently and does not require any interior renovations.

Staff Recommendation

Option 1 replaces the structure but recreates the same design that has proven susceptible to corrosion. Structural steel, metal decking, and the concrete slab will continue to be exposed to winter deicing materials, resulting in ongoing maintenance and periodic structural repairs over the walkway's estimated 20- to 40-year service life.

Option 2 has the lowest initial cost but only delays replacement. Staff believe future contractor mobilization, staging, and construction inflation will outweigh any short-term savings. Because contractors are already mobilized and working on-site, completing the work now is expected to be significantly more cost-effective than replacing the structure in 8 to 10 years.

Option 3 provides the greatest long-term value. Removing the elevated walkway eliminates a significant maintenance liability associated with structural steel, elevated concrete, stairs, and winter deicing operations. An at-grade entrance will reduce maintenance, extend service life, improve safety, and support future redevelopment with a more accessible public entrance from Broadway.

Staff recommend Option 3. Although its net construction cost is comparable to rehabilitation after project credits are applied, it eliminates recurring maintenance costs, reduces future capital expenditures, improves public safety, and positions the north entrance for future public access.

Requested Action

Staff requests that City Commission provide direction on the preferred option so contractors can proceed while retaining wall and north elevation construction remains underway.

I would like to propose a small procedural improvement to the City Commission agenda that supports transparency, strengthens public confidence in our decision-making process, and aligns with good governance practices utilized by many public bodies throughout Michigan.

I recommend adding a standing agenda item near the beginning of regular City Commission meetings titled:

Disclosure of Conflicts of Interest / Opportunity for Recusal

Proposed language for consideration is as follows:

“Commissioners are asked to disclose any potential conflicts of interest or matters in which they may have a personal, financial, or professional interest that could result in personal gain or loss related to items on the agenda. Any commissioner identifying such a conflict may state the nature of the conflict and recuse themselves from discussion and voting on the relevant agenda item. Commissioners may also choose to recuse themselves where participation could create the appearance of impropriety or compromise public confidence in the Commission’s decision-making.”

Many Michigan municipalities and boards already utilize formal conflict disclosure and recusal procedures. This proposal simply creates a consistent opportunity for those disclosures to occur clearly and publicly at the beginning of our meetings.

Examples of similar practices and procedures in Michigan include:

- The City of Charlevoix has discussed formal placement of conflict-of-interest inquiry language on meeting agendas and procedures for recusal.

- The Dearborn Planning Commission bylaws require public disclosure of conflicts and recusal from discussion and voting, with recusals documented in the meeting minutes.
- The Detroit Board of Zoning Appeals requires members to abstain from matters involving real or apparent conflicts of interest and emphasizes avoidance of the appearance of impropriety.
- Various Michigan municipal ethics ordinances and board bylaws similarly incorporate public disclosure and recusal procedures as governance best practices.

This proposal would not create new legal requirements or restrictions for commissioners. Rather, it would establish a clear procedural moment for disclosure and recusal on the public record before agenda items are considered.

I believe this addition would:

- Strengthen transparency and public trust;
- Protect both individual commissioners and the Commission as a whole;
- Promote consistency in governance practices; and
- Help maintain confidence in the integrity of Commission decisions, particularly in matters involving significant public interest.

I respectfully request that this item be considered for future agenda discussion and that staff prepare proposed language for Commission review.

From: Perschbacher, Amy

Sent: Saturday, May 9, 2026 1:11 PM

To: Wingard, Boomer <bwingard@mt-pleasant.org>; Eke, Maureen <meke@mt-pleasant.org>; Demerath, Hanna <hdemerath@mt-pleasant.org>; Skalitzy, Ryon <rskalitzky@mt-pleasant.org>; Alsager, Mary <malsager@mt-pleasant.org>; Rollins, Grace <grollins@mt-pleasant.org>

Subject: Proposed agenda item - Disclosure of Conflicts of Interest / Opportunity for Recusal

Happy Saturday!

I would like to propose a small procedural improvement to the City Commission agenda that supports transparency, strengthens public confidence in our decision-making process, and aligns with good governance practices utilized by many public bodies throughout Michigan.

I recommend adding a standing agenda item near the beginning of regular City Commission meetings titled:

Disclosure of Conflicts of Interest / Opportunity for Recusal

Proposed language for consideration is as follows:

“Commissioners are asked to disclose any potential conflicts of interest or matters in which they may have a personal, financial, or professional interest that could result in personal gain or loss related to items on the agenda. Any commissioner identifying such a conflict may state the nature of the conflict and recuse themselves from discussion and voting on the relevant agenda item. Commissioners may also choose to recuse themselves where participation could create the appearance of impropriety or compromise public confidence in the Commission’s decision-making.”

Many Michigan municipalities and boards already utilize formal conflict disclosure and recusal procedures. This proposal simply creates a consistent opportunity for those disclosures to occur clearly and publicly at the beginning of our meetings.

Examples of similar practices and procedures in Michigan include:

- The City of Charlevoix has discussed formal placement of conflict-of-interest inquiry language on meeting agendas and procedures for recusal.
- The Dearborn Planning Commission bylaws require public disclosure of conflicts and recusal from discussion and voting, with recusals documented in the meeting minutes.
- The Detroit Board of Zoning Appeals requires members to abstain from matters involving real or apparent conflicts of interest and emphasizes avoidance of the appearance of impropriety.
- Various Michigan municipal ethics ordinances and board bylaws similarly incorporate public disclosure and recusal procedures as governance best practices.

This proposal would not create new legal requirements or restrictions for commissioners. Rather, it would establish a clear procedural moment for disclosure and recusal on the public record before agenda items are considered.

I believe this addition would:

- Strengthen transparency and public trust;
- Protect both individual commissioners and the Commission as a whole;
- Promote consistency in governance practices; and

- Help maintain confidence in the integrity of Commission decisions, particularly in matters involving significant public interest.

I respectfully request that this item be considered for future agenda discussion and that staff prepare proposed language for Commission review.

Thank you for your consideration.

Amy Perschbacher

Mount Pleasant City Commissioner